

2017-006110

Klamath County, Oregon



00204682201700061100020022

06/05/2017 01:01:08 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
Timothy and Janie McGinn
4400 Rutgers Way
Sacramento, Ca 95821

SEND TAX STATEMENTS TO:
Timothy and Janie McGinn
4400 Rutgers Way
Sacramento, Ca 95821

STATUTORY WARRANTY DEED

(ORS 93.850)

TIMOTHY F. MCGINN and JANIE D. MCGINN, with an address of 4400 Rutgers Way, Sacramento, CA 95821 ("Grantor"), conveys and warrants to **TIMOTHY F. MCGINN and JANIE D. MCGINN**, as TRUSTEES of the **TIM AND JANIE MCGINN REVOCABLE TRUST**, dated MAY 31, 2017, whose address is 4400 Rutgers Way, Sacramento, CA 95821, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in **KLAMATH** County, Oregon, described more particularly as follows:

The above described real property is free of encumbrances except all those items of record, as of the date of this deed and those shown below, if any:

The true consideration for this conveyance is \$0.00. This is not a sale. This is a transfer to Trust for the benefit of the Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR

PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31 day of May, 2017


TIMOTHY F. MCGINN, Grantor


JANIE D. MCGINN, Grantor

NOTARY ACKNOWLEDGMENT

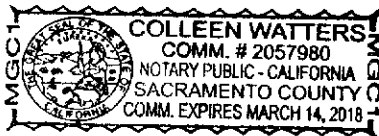
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On May 31, 2017, before me, COLLEEN WATTERS, Notary Public, personally appeared TIMOTHY F. MCGINN and JANIE D. MCGINN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.



WITNESS my hand and official seal.



Notary Public, State of California