

2018-013063

Klamath County, Oregon



00230987201800130630010013

10/26/2018 09:18:09 AM

Fee: \$82.00

Returned at Counter

After recording return to:

James O. McGirl and Christine C. McGirl
1140 Morningside Lane
Klamath Falls, OR 97603
Grantor

WARRANTY DEED

Until a change is requested, all tax statements
shall be sent to the following address:
James O. McGirl and Christine C. McGirl, Trustees
Same as above

KNOW ALL MEN BY THESE PRESENTS, That James O. McGirl and Christine C. McGirl, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by James O. McGirl and Christine C. McGirl, Trustees, of the McGirl Family Living Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot A in Block A of NICHOLS ADDITION to the City of Klamath Falls Oregon, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A of NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon.

ALSO two (2) feet off the Southerly side of the alley and adjoining said Lot A, Block A, NICHOLS ADDITION, same having been granted by passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930, in Deed Volume 88 at page 470, Records of Klamath County, Oregon.

Subject to: Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

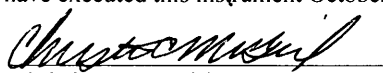
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

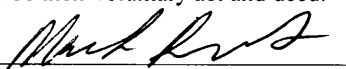
In Witness Whereof, the undersigned grantors, have executed this instrument October 26, 2018.


James O. McGirl


Christine C. McGirl

STATE OF OREGON, County of Klamath)ss.

On October 26, 2018, personally appeared the above named James O. McGirl and Christine C. McGirl and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon

My commission expires: July 18, 2021

