



THIS SPACE RESERVED FOR

2019-002101

Klamath County, Oregon

03/08/2019 09:18:01 AM

Fee: \$87.00

After recording return to:

Raymond T. McBee and Trisha G. McBee

PO Box 382

Malin, OR 97632

Until a change is requested all tax statements shall be sent to the following address:

Raymond T. McBee and Trisha G. McBee

PO Box 382

Malin, OR 97632

File No. 278210AM

STATUTORY WARRANTY DEED

Dennis Hynes, Trustee of the J & J Family Trust,

Grantor(s), hereby convey and warrant to

Raymond T. McBee and Trisha G. McBee, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land in the SE1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SE1/4 NW1/4, thence South 251 feet along the West boundary line of said SE1/4 NW1/4, thence East 330 feet; thence North 251 feet; thence West along the North boundary line of the SE1/4 NW1/4 a distance of 330 feet to the point of beginning.

EXCEPTING THEREFROM, the North 30 feet of said tract, conveyed to Klamath County, Oregon for roadway recorded in Deed Volume 85 at page 165.

The true and actual consideration for this conveyance is \$215,000.00.

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

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of Feb. 2019

J & J Family Trust

By: [Signature]
Dennis Hynes, Trustee

State of Oregon } ss
County of Klamath #5

On this 28 day of February, 2019, before me, [Signature] a Notary Public in and for said state, personally appeared **Dennis Hynes Trustee of the J & J Family Trust**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec. 17 2021

