

GRANTOR NAME AND ADDRESS

Glen J. McGuire
908 Crestview Drive
Selah, WA 98942



03/05/2020 02:36:48 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS

Glen J. McGuire and Patricia J. McGuire
908 Crestview Drive
Selah, WA 98942

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES

Returned at Counter

WARRANTY DEED - STATUTORY FORM

GLEN MCGUIRE, GRANTOR, conveys to **GLEN J. MCGUIRE and PATRICIA J. MCGUIRE, husband and wife, GRANTEES** all of that certain real property described on Exhibit A attached hereto and incorporated by this reference herein as if fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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."

GLEN MCGUIRE, Grantor

STATE OF WASHINGTON, County of Yakima) ss.

This instrument was acknowledged before me on 2nd day of March, 2020, by Glen McGuire.



NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 4-18-21

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 3 and 4, Block 57, NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Westerly corner of Lot 4 of said Block 57; thence Northeasterly at right angles to 10th Street 80 feet to a point; thence Southeasterly parallel with 10th Street 40 feet to a point; thence Southwesterly at right angles to 10th Street 80 feet to a point; thence Northwesterly along the Easterly line of 10th Street 40 feet to the point of beginning.