



THIS SPACE RESERVED FOR

2020-003221

Klamath County, Oregon

03/16/2020 01:47:21 PM

Fee: \$87.00

After recording return to:

Kurt E. Irvin and Margot A. Irvin Revocable Living

Trust, dated May 26, 2016

17731 Fishhole Creek Rd

Bly, OR 97622

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

Kurt E. Irvin and Margot A. Irvin Revocable Living

Trust, dated May 26, 2016

17731 Fishhole Creek Rd

Bly, OR 97622

File No. 332012AM

STATUTORY WARRANTY DEED

Bruce Garrett and Del McKee, with rights of survivorship,

Grantor(s), hereby convey and warrant to

Kurt E. Irvin and Margot A. Irvin, Trustees of the Kurt E. Irvin and Margot A. Irvin Revocable Living Trust, dated May 26, 2016,

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 portion of the NE 1/4 SW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence East 1345.45 feet to a 5/8" iron pin; thence South 00° 04' 44" East 658.35 feet to the true point of beginning for this description; thence continuing South 00° 04' 44" East 659 feet, more or less to a 5/8" iron pin; thence North 89° 37' 41" East 1323 feet to a 1/2" iron pin; thence North 00° 10' 42.5" West 660 feet, more or less to a 1/2" iron pin; thence South 89° 37' 04" West 1322 feet, more or less, to the true point of beginning.

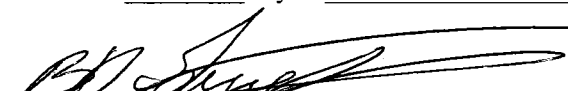
The true and actual consideration for this conveyance is \$20,000.00.

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:


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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 11th day of March, 2020.



Bruce Garrett

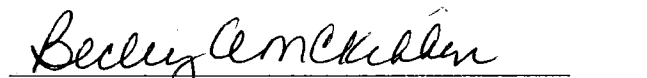


Del McKee

State of Oregon } ss
County of LINN }

On this 11th day of March, 2020, before me, Becky A. McKibben a Notary Public in and for said state, personally appeared Bruce Garrett and Del McKee, 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.



Notary Public for the State of Oregon
Residing at: Jefferson
Commission Expires: 8-11-2023

