



**2020-007054**

**Klamath County, Oregon**

06/08/2020 03:07:35 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert R Sandberg Real Estate, LLC

20822 SE Greenmont Dr

Bend, OR 97702

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

Robert R Sandberg Real Estate, LLC

20822 SE Greenmont Dr

Bend, OR 97702

File No. 374238AM

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### STATUTORY WARRANTY DEED

**Jerry F McGinnis, who took title as Jeri F. McGinnis and Kimberly R. McGinnis, not as tenants in common but with rights of survivorship ,**

Grantor(s), hereby convey and warrant to

**Robert R Sandberg Real Estate, LLC,**

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:

**Lot 82 of Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2409-019DA-00600**

The true and actual consideration for this conveyance is \$25,000.00.

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 5 day of June, 2020.

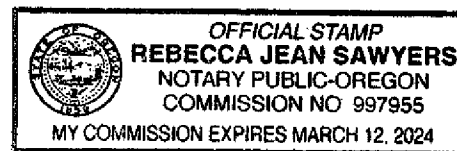
Jerry F. McGinnis  
Jerry F. McGinnis, who took title as Jeri F McGinnis

Kimberly R McGinnis  
Kimberly R McGinnis

State of Oregon } ss  
County of Deschutes }

On this 5 day of June, 2020, before me, Rebecca Jean Sawyers a Notary Public in and for said state, personally appeared Jerry F McGinnis, who took title as Jeri F. McGinnis, 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.

Rebecca Jean Sawyers  
Notary Public for the State of Oregon  
Residing at: Deschutes County  
Commission Expires: March 12, 2024



State of Oregon } ss  
County of Deschutes }

On this 8<sup>th</sup> day of June, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Kimberly R. McGinnis, 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.

Jillian Nadene Pickle  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: Oct 16 2020

