

**2020-010904**

**Klamath County, Oregon**

08/31/2020 10:03:00 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Harbor Trust INC  
3824 Cedar Springs Rd #801-1362  
Dallas, TX 75219

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### **WARRANTY DEED**

**The GRANTOR(S):**

- Gregory B. McLain and Nicola S. McLain, as Husband and Wife, as Joint Tenants, with a mailing address of 19261 E Domingo Rd., Queen Creek, AZ 85142

for and in consideration of: Three Thousand Nine Hundred Twenty-Six Dollars (\$3,926.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to

**The GRANTEE(S):**

- Harbor Trust, Inc. with a mailing address of 468 Old Harbor Road, Westport, MA 02790,

the following described real estate, situated in the County of Klamath, State of Oregon:

**Lot 19, Block 36, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 2 as recorded in Klamath County, Oregon.**

R462822

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

*(Signature page to follow)*

Grantor Signatures:

DATED: 8/29/2020

[Signature]

Gregory B. McLain  
19261 E Domingo Rd.  
Queen Creek, AZ 85142

Grantor Signatures:

DATED: 8/29/2020

[Signature]

Nicola S. McLain  
19261 E Domingo Rd.  
Queen Creek, AZ 85142

STATE OF AZ  
COUNTY OF maricopa

SS:

This instrument was acknowledged before me on this 29 day of Aug, 2020 by Gregory B. McLain and Nicola S. McLain, as Husband and Wife, as Joint Tenants.

[Signature]

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 9/3/20

