

2020-015206

Klamath County, Oregon



00269515202000152060030035

11/20/2020 12:07:35 PM

Fee: \$92.00

WARRANTY DEED

Howard Ellis McGee, Jr., Trustee
Walter Lee McGee, Trustee
Grantor

Howard Ellis McGee, Jr., and
21665 Highway 140 East
Dairy, OR 97625
Grantee

After recording return to: Grantee
Until a change is requested, all tax statements
shall be sent to the following address: SAME

KNOW ALL MEN BY THESE PRESENTS, that We, HOWARD ELLIS McGEE, JR., Trustee and WALTER LEE McGEE, Trustee, Trustees of the Mary C. McGee Revocable Trust, dated June 9, 2004, as amended and restated on February 7, 2006, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to HOWARD ELLIS McGEE, JR., hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property located in Klamath County, Oregon, to-wit:

Exhibit A attached hereto and made a part hereof.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 18th day of November, 2020.

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.

Howard Ellis McGee, Jr., Trustee

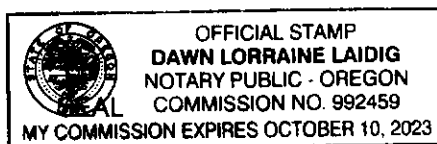
Walter Lee McGee, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Howard Ellis McGee, Jr., Trustee, and acknowledged the foregoing instrument

Howard McGee Jr.
Returned at Counter

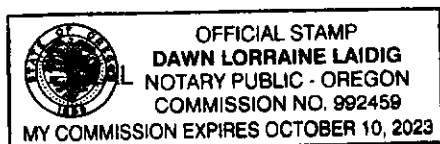
to be his voluntary act and deed this 18th day of November, 2020.



Before me: [Signature]
Notary Public for Oregon
My Commission expires: 10/10/23

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Walter Lee McGee, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed this 18th day of November, 2020.



Before me: [Signature]
Notary Public for Oregon
My Commission expires: 10/10/23

Exhibit A
Legal Description

A tract of land situated in the SE 1/4 NE 1/4 of Section 33 Township 38 South, Range 11 1/2 East, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a point on the East line of said SE 1/4 NE 1/4 from which the NE corner of said SE 1/4 NE 1/4 bears North 00° 02' 28" East, 473.96 feet thence South 71° 11' 50" West 582.82 feet thence South 20° 45' 28" East, 236.25 feet to a point on the North right of way line of State Highway 140; thence Northeasterly on said North right of way line to a point on the East line of said SE 1/4 NE 1/4 thence North 00° 02' 28" East on said East line, 170.00 feet to the point of beginning containing 2.56 acres more or less. Subject to an easement for ingress and egress 60 feet in width and described in Deed Volume 142 at page 1, Klamath County Deed Records. Also subject to any and all right of ways and easements of record and those apparent on the land. Minor Land Partition 80-41 Parcel #3.