



2020-015551

Klamath County, Oregon

11/30/2020 02:54:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Glen Williams and Mary Bogart

6818 Coopers Hawk Rd.

Klamath Falls, OR 97601

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

Glen Williams and Mary Bogart

6818 Coopers Hawk Rd.

Klamath Falls, OR 97601

File No. 410597AM

STATUTORY WARRANTY DEED

Beth Ann McGuire, Trustee of the Machover/McGuire Disclaimer Trust dated March 8, 2012,

Grantor(s), hereby convey and warrant to

Glen Williams and Mary Bogart, as Tenants by the Entirety,

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 864 RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$429,000.00.

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 18 day of November, 2020

The Machover/McGuire Disclaimer Trust dated March 8, 2012

By: Beth Ann McGuire Trustee
Beth Ann McGuire, Trustee

State of California } ss.
County of Santa Cruz }

On this 18 day of November, 2020, before me, Barbara G Brown a Notary Public in and for said state, personally appeared Beth Ann McGuire known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Machover/McGuire Disclaimer Trust dated March 8, 2012, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Barbara G Brown
Notary Public for the State of California
Residing at: 1179 San Andreas Rd, La Selva Beach, CA 95076
Commission Expires: June 17, 2022

