

2020-016060

Klamath County, Oregon



00270448202000160600030035

12/09/2020 01:36:00 PM

Fee: \$92.00

**WARRANTY DEED**

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

Walter Lee McGee and  
Sally J. McGee  
21661 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 WALTER LEE McGEE and SALLY J. McGEE, as Tenants by the Entirety, 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 18<sup>th</sup> 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  
Howard Ellis McGee, Jr., Trustee

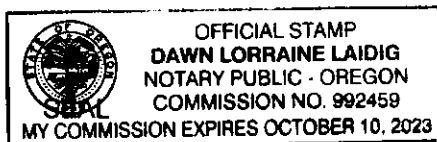
Walter Lee McGee, Trustee  
Walter Lee McGee, Trustee

STATE OF OREGON, County of Klamath )ss.

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

Returned at Counter

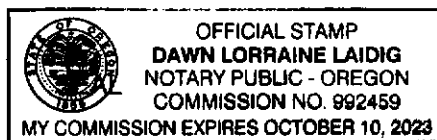
to be his voluntary act and deed this 18<sup>th</sup> day of November, 2020.



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 18<sup>th</sup> 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 of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SE 1/4 NE 1/4 from which point the Northeast corner of said SE 1/4 NE 1/4 bears North 00° 02' 28" East 300.00 feet; thence South 00° 02' 28" West, on said East line, 173.96 feet; thence South 71° 11' 50" West, 582.82 feet; thence South 80° 57' 06" West 776.32 feet to a point on the West line of said SE 1/4 NE 1/4; thence North 00° 13' 13" East on said West line, 137.61 feet to the Easterly line of a tract of land described in Deed Volume 47 at Page 593, Klamath County Deed Records; thence Northeasterly along said Easterly line to a point on the North line of said SE 1/4 NE 1/4; thence North 89° 29' 53" East on said North line, 591.88 feet to the Northwest corner of a tract of land described in Deed Volume M-78 at Page 3585, Klamath County Deed Records; thence South 00° 02' 28" West on the West line of the last mentioned tract of land, 300.00 feet to the Southwest corner thereof; thence North 89° 29' 53" East on the South line of the last mentioned tract of land, 300.00 feet to the point of beginning of this description.

TOGETHER WITH a tract of land situated in the SE 1/4 NE 1/4 of Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 NE 1/4; thence North 89° 29' 53" East along the North line of said SE 1/4 NE 1/4 316.66 feet to the Westerly line of a tract of land described in Deed Volume 47 at Page 593, Klamath County Deed Records; thence Southwesterly along said Westerly line to the West line of said SE 1/4 NE 1/4; thence North 00° 13' 13" East along the West line of said SE 1/4 NE 1/4, 508.39 feet to the point of beginning.

AND that portion of the SW 1/4 NE 1/4 in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of the SW 1/4 NE 1/4; thence West along the North quarter line of said SW 1/4 NE 1/4 a distance of 300 feet, more or less; thence Southeast a distance of 590.30 feet, more or less, to the Intersection of the right of way of the OC & E Railroad with the East quarter line of said SW 1/4 NE 1/4; thence North along the East quarter line of said SW 1/4 NE 1/4 a distance of 508.39 feet, more or less, to the point of beginning.