



2021-008356

Klamath County, Oregon

05/26/2021 08:42:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Brian R. Bailey and Kay Sea Bailey

1416 Homedale Rd.

Klamath Falls, OR 97603

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

Brian R. Bailey and Kay Sea Bailey

1416 Homedale Rd.

Klamath Falls, OR 97603

File No. 445288AM

STATUTORY WARRANTY DEED

David R. McLin and Debbie A. McLin, Trustees, of the McLin Family Trust, dated June 30, 2008,

Grantor(s), hereby convey and warrant to

Brian R. Bailey and Kay Sea Bailey, 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:

Parcel 2 of Land Partition 78-05, being a replat of a portion of Parcel 1 of "Minor Land Partition 25-83" situated in the SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$375,000.00.

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 20th day of MAY, 2021.

McLin Family Trust, dated June 30, 2008

By

David R. McLin, Trustee

By

Debbie A. McLin, Trustee

State of OR } ss.
County of Klamath }

On this 20th day of May, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared David R. McLin and Debbie A. McLin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The McLin Family Trust, dated June 30, 2008, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8/30/21

