



THIS SPACE RESERVED FOR

2021-010215

Klamath County, Oregon

06/30/2021 12:38:00 PM

Fee: \$87.00

After recording return to:

Adelaide Fitzgerald

703 N 9th St.

Klamath Falls, OR 97601

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

Adelaide Fitzgerald

703 N 9th St.

Klamath Falls, OR 97601

File No. 462861AM

STATUTORY WARRANTY DEED

James O. McGirl and Christine C. McGirl, Trustees of the McGirl Family Living Trust, and Rebecca S. McGirl,

Grantor(s), hereby convey and warrant to

Adelaide Fitzgerald,

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 A in Block A of NICHOLS ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A of NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon:

ALSO two (2) feet off the Southerly side of the alley and adjoining said Lot A, Block A, NICHOLS ADDITION, same having been granted by the passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930, in Deed Volume 88 at page 470, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$225,000.00.

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 29 day of June, 2021.

The McGirl Family Living Trust

By: James O. McGirl
James O. McGirl, Trustee

By: Christine C. McGirl
Christine C. McGirl, Trustee

Rebecca S. McGirl
Rebecca S. McGirl

State of Oregon} ss.
County of Klamath}

On this 29 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared James O. McGirl and Christine C. McGirl known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The McGirl Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee and Rebecca S. McGirl, Individually.

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

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

