



2021-015494
Klamath County, Oregon
10/14/2021 09:45:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Travis Wise

320 McLean St.

Klamath Falls, OR 97601

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

Travis Wise

320 McLean St.

Klamath Falls, OR 97601

File No. 426242AM

STATUTORY WARRANTY DEED

Equity Trust Company custodian for Daniel M. McVay, IRA account #T051737 and Equity Trust Company custodian for Alexandra McVay, IRA Account #T051714 who acquired title by successor of merger from First Regional Bank,

Grantor(s), hereby convey and warrant to

Travis Wise,

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 4 and the Westerly 15 feet of Lot 3, Block 8, KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$5,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 17th day of August, 2021.

Equity Trust Company custodian for Daniel M. McVay, IRA account #T051737

By: Matthew Collier

Matthew Collier
Corporate Alternate Signer

Equity Trust Company custodian for Alexandra McVay, IRA Account #T051714

By: Matthew Collier

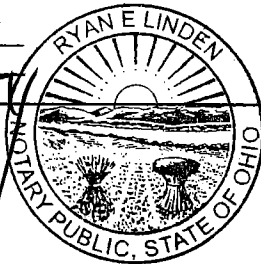
Matthew Collier
Corporate Alternate Signer

State of OHIO) ss
County of CUYAHOGA }

On this 17 day of August, 2021, before me, Ryan E Linden a
Notary Public in and for said state, personally appeared Matthew Collier Corporate Alternate Signer
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/~~she~~/they executed same.

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

Ryan E Linden
Notary Public for the State of OHIO
Residing at: Cuyahoga County
Commission Expires: 12-1-2023



Ryan E Linden
NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023