

2022-006224

Klamath County, Oregon



00300382202200062240020023

05/16/2022 03:50:38 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

Glen J. McGuire and Patricia McGuire  
908 Crestview Drive  
Selah, WA 98942

GRANTEE NAME AND ADDRESS

Glen McGuire and Patricia McGuire  
Trustees of the McGuire Family Trust  
908 Crestview Drive  
Selah, WA 98942

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO


GRANTEES

**WARRANTY DEED - STATUTORY FORM**

**GLEN J. MCGUIRE and PATRICIA MCGUIRE** as tenants by the entirety, **GRANTORS** convey and warrant to **GLEN MCGUIRE and PATRICIA MCGUIRE, Trustees of the McGuire Family Trust uad 5-9, 2022**, **GRANTEES** all of that certain real property described on Exhibit A attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

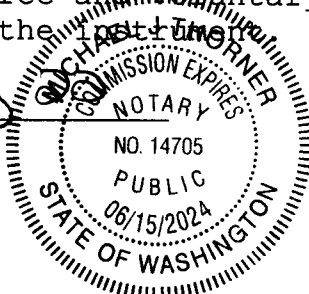
  
GLEN J. MCGUIRE, Grantor

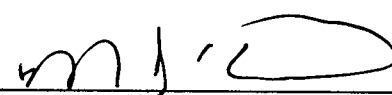
  
PATRICIA MCGUIRE, Grantor

STATE OF WASHINGTON,  
County of Yakima ) ss:

I certify that I know or have satisfactory evidence that GLEN J. MCGUIRE and PATRICIA JEAN MCGUIRE each is / are the person(s) who appeared before me and said person(s) acknowledged it to be his / her free and voluntary act for the uses and purposes mention in the instrument.

Date 9 May 2022



  
Signature of Notarial Officer

My Appointment Expires: 15 June 2024

**PARCEL 1:**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 3 and 4, Block 57, NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Westerly corner of Lot 4 of said Block 57; thence Northeasterly at right angles to 10th Street 80 feet to a point; thence Southeasterly parallel with 10th Street 40 feet to a point; thence Southwesterly at right angles to 10th Street 80 feet to a point; thence Northwesterly along the Easterly line of 10th Street 40 feet to the point of beginning.

**PARCEL 2:**

Lot 3 in Block 13, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3:**

Lots 12, 13, 14 and 15, Block 2, MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH all that portion of the 25 foot wide strip of land described in that certain correction deed to the United States dated September 28, 1912 recorded in Book 38 at page 209, filed in the Records of Klamath County, State of Oregon, and lying within Lots 13, 14, and 15, Block 2, Mills Gardens, City of Klamath Falls, shown on the map filed October 2, 1930 in the Klamath County Records.