



2022-007016
Klamath County, Oregon
06/03/2022 02:49:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Matthew Smith and Rebecca Smith

1140 Morningside Lane

Klamath Falls, OR 97603

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

Matthew Smith and Rebecca Smith

1140 Morningside Lane

Klamath Falls, OR 97603

File No. 540171AM

STATUTORY WARRANTY DEED

James O. McGirl and Christine C. McGirl, Trustees of the McGirl Family Living Trust, dated 10/26/2018,
Grantor(s), hereby convey and warrant to

Matthew Smith and Rebecca Smith, 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:

See Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$250,000.00.

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 2 day of June, 2022

McGill Family Living Trust

By: James O. McGill
James O. McGill, Trustee

By: Christine C. McGill
Christine C. McGill, Trustee

State of Oregon} ss.
County of Klamath}

On this 2 day of June, 2022, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared James O. McGill and Christine C. McGill, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the McGill Family Living Trust, 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.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

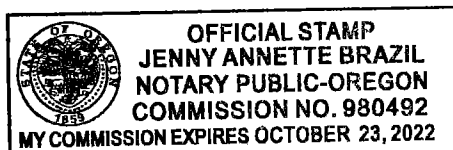


EXHIBIT "A"

Beginning at a point in the center line of Morningside Lane, a forty foot roadway from which the Northwesterly corner of the SW1/4 of NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian bears South 88°50 1/2' West along the centerline of said Morningside Lane 485.0 feet, and North 0°10' East along the Westerly boundary of said Section 21, 858.0 feet; and running thence South 0°10' West 476.1 feet more or less to a point in the Northerly boundary of the right of way of the U.S. Reclamation Service Project No. 1-N Drain; thence North 88°48' East along said right of way boundary 310 feet; thence North 0°10' East 475.7 feet more or less to a point in the said centerline of Morningside Lane; thence South 88° 50 1/2' West along the said centerline 310 feet more or less, to the point of beginning, situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Subject to easement for one half of Morningside Lane.