



After recording return to:
Robert Wilson and Desiree Leo-
Wilson

5474 Louford Dr.
Klamath Falls, OR, 97603

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

Robert Wilson and Desiree Leo-Wilson
5474 Louford Dr.
Klamath Falls, OR, 97603

File No.: 7161-4046180 (SA)
Date: March 16, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

McNeal Family Properties LLC, an Oregon limited liability company, Grantor, conveys and warrants to Robert Wilson and Desiree Leo-Wilson as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Land Partition 15-02, said Land Partition being a partition of Parcel 1 of Land Partition 32-95, situated in the SW1/4 of Section 15 and the NW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

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.

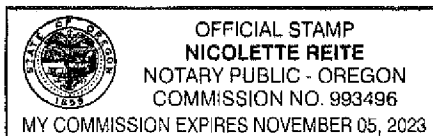
Dated this 27th day of April, 2023.


McNeal Family Properties LLC, an Oregon limited liability company

By: 
Name: Patrick McNeal
Title: Manager

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 27th day of April, 2023 by Patrick McNeal as Manager of McNeal Family Properties LLC, an Oregon limited liability company, on behalf of the .




Notary Public for Oregon
My commission expires: