

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-003224

Klamath County, Oregon



00314217202300032240020027

04/28/2023 12:42:42 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Same as Below

Until requested otherwise, send all tax statements to (Name and Address):

Robert S. McCormick
 Robin R. McCormick
 322 Clarks Mill Ave. Waterford CA. 95386

WARRANTY DEED

95386 Robert Scott McCormick AS Trustee of The Wooding
 Family Living Trust

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Robert Scott McCormick and Robin Rochelle McCormick
 Husband and Wife

("grantee"), all of that certain real property,
 with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
 follows (legal description of property; description space continued on reverse):

Lots 21, 22 and 23 of Block 2, SECOND ADDITION TO KENO HILLSIDE ACRES, in the County of Klamath, State of Oregon.
 SUBJECT TO:

Conditions, Restrictions as shown on the recorded plat of Second Addition to Keno Hillside Acres;

Easement in favor of Pacific Power and Light Company, recorded January 21, 1966 in Book M-66 at Page 604;

Declaration of Conditions and restrictions recorded May 1, 1981 in Book M-82 at Page 7753

R3908-031DO-00900-000; R3908-031DO-01000-000; R3908-031DO-01100-000

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

As \$0.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on April, 28th 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

Robert Scott McCormick

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.

STATE OF OREGON, County of Klamath) ss
 This record was acknowledged before me on April 28th, 2023
 by Robert Scott McCormick
 This record was acknowledged before me on _____
 by _____
 as _____
 of _____

David Beard

Notary Public for Oregon

My commission expires 2-6-2027

