



2023-003752  
Klamath County, Oregon  
05/17/2023 09:52:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Guy Laverne McGuire and Carolyn Rae McGuire and  
Jason Laverne McGuire  
15980 Woodchip Ln  
La Pine, OR 97739

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

Guy Laverne McGuire and Carolyn Rae McGuire and  
Jason Laverne McGuire  
15980 Woodchip Ln  
La Pine, OR 97739

File No. 589525AM

### STATUTORY WARRANTY DEED

**Gregg Phipps,**

Grantor(s), hereby convey and warrant to

**Guy Laverne McGuire and Carolyn Rae McGuire, Not as Tenants in Common, but with right of survivorship  
and Jason Laverne McGuire,**

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 8 Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

**TOGETHER WITH a portion of Lot 27 of Nimrod River Park, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the Northeast corner of Lot 8 Nimrod River Park; thence South 0°54' East to the Northerly  
bank of the Sprague River; thence Westerly along said bank to a point which is the intersection of the  
Northerly bank and a Southerly extension of the West line of Lot 8; thence North 0°54' West to the  
Northwest corner of Lot 8; thence South 86°31' East 100.29 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3611-009B0-6800

The true and actual consideration for this conveyance is \$15,000.00.

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 15<sup>th</sup> day of May, 2023.

Gregg Phipps  
Gregg Phipps

State of Idaho } ss  
County of Twin Falls }

On this 15<sup>th</sup> day of May, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Gregg Phipps, 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.

Angie Trammell  
Notary Public for the State of Idaho  
Residing at: Twin Falls  
Commission Expires: 10/21/2026

