



THIS SPACE RESERVED FOR

2023-004350  
Klamath County, Oregon  
06/07/2023 01:35:02 PM  
Fee: \$92.00

After recording return to:

Martin L. Lillicotch Jr. and Marcia McLaughlin  
32425 Keno Springs Rd.  
Bonanza, OR 97623

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

Martin L. Lillicotch Jr. and Marcia McLaughlin  
32425 Keno Springs Rd.  
Bonanza, OR 97623

File No. 590491AM

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### STATUTORY WARRANTY DEED

**James Courtney Walker and Zane Eugene Smith,**

Grantor(s), hereby convey and warrant to

**Martin L. Lillicotch Jr. and Marcia McLaughlin, 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:

**Lot 26 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$283,250.00.

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:

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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 5 day of June, 2023

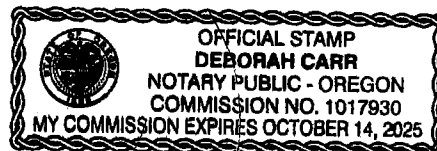
James Courtney Walker  
James Courtney Walker

State of Oregon } ss  
County of Tillamook }

On this 5 day of June, 2023, before me, Deborah Carr a Notary Public in and for said state, personally appeared James Courtney Walker, 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.

Deborah Carr  
Notary Public for the State of Oregon  
Residing at: Tillamook, OR  
Commission Expires: 10-14-25



Dated this 5<sup>th</sup> day of June, 2023.

Zane Eugene Smith  
Zane Eugene Smith

State of Oregon } ss  
County of Jackson }

On this 5<sup>th</sup> day of June, 2023, before me, Jean Ann Backus a Notary Public in and for said state, personally appeared Zane Eugene Smith, 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.

Jean Ann Backus  
Notary Public for the State of Oregon  
Residing at: 7811 Lost Creek Rd., Eagle Point, OR 97524  
Commission Expires: February 12, 2024

