



2023-006571
Klamath County, Oregon
08/03/2023 08:38:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael McKee and Amber McKee

84591 Pheasant Ln.

Pleasant Hill, OR 97455

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

Michael McKee and Amber McKee

84591 Pheasant Ln.

Pleasant Hill, OR 97455

File No. 597235AM

STATUTORY WARRANTY DEED

Robert Phillip Marx,

Grantor(s), hereby convey and warrant to

Michael McKee and Amber McKee, 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 14 in Block 3 of Tract 1069, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.**

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

2607-001C0-10500 165350

The true and actual consideration for this conveyance is \$190,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 31st day of July, 2023.

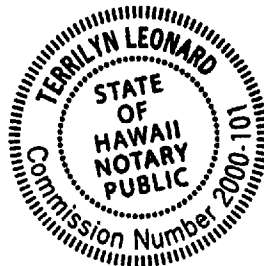
Robert Phillip Marx
Robert Phillip Marx

State of Hawaii } ss
County of Hawaii }

On this 31st day of July, 2023, before me, Terrilyn Leonard a Notary Public in and for said state, personally appeared Robert Phillip Marx, 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.

Terrilyn Leonard
Notary Public for the State of Hawaii
Residing at: 2000 1st St #49
Commission Expires: 3/31/2024



Doc. Date:	<u>7/31/2023</u>	# Pages:	<u>2</u>
Notary Name:	<u>Terrilyn Ferreira</u>	Third Circuit	<u>Leonard</u>
Doc. Description:	<u>statutory warranty deed</u>		
Notary Signature:	<u>Terrilyn Leonard</u>	Date:	<u>7/31/2023</u>

