

2023-006623**Klamath County, Oregon**

08/04/2023 10:15:02 AM

Fee: \$97.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 597529AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Timothy and Janie McGinnAddress: 4400 Rutgers WayCity, ST Zip: Sacramento, CA 95821

This document is being re-recorded at the request of AmeriTitle to correct/add the legal description on document previously recorded as 2017-006110.

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Timothy F. McGinn and Janie D. McGinn, 4400 Rutgers Way, Sacramento, CA 95821

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Timothy F. McGinn and Janie D. McGinn, as Trustees of the Tim and Janie McGinn Revocable Trust, dated May 31, 2017, 4400 Rutgers Way, Sacramento, CA 95821

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 0.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A

2017-006110

Klamath County, Oregon



00204682201700061100020022

06/05/2017 01:01:08 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
Timothy and Janie McGinn
4400 Rutgers Way
Sacramento, Ca 95821

SEND TAX STATEMENTS TO:
Timothy and Janie McGinn
4400 Rutgers Way
Sacramento, Ca 95821

STATUTORY WARRANTY DEED

(ORS 93.850)

TIMOTHY F. MCGINN and JANIE D. MCGINN, with an address of 4400 Rutgers Way, Sacramento, CA 95821 ("Grantor"), conveys and warrants to **TIMOTHY F. MCGINN and JANIE D. MCGINN**, as **TRUSTEES** of the **TIM AND JANIE MCGINN REVOCABLE TRUST**, dated MAY 31, 2017, whose address is 4400 Rutgers Way, Sacramento, CA 95821, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in **KLAMATH** County, Oregon, described more particularly as follows:

The above described real property is free of encumbrances except all those items of record, as of the date of this deed and those shown below, if any:

The true consideration for this conveyance is \$0.00. This is not a sale. This is a transfer to Trust for the benefit of the Grantors.

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

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State of Oregon

County of Klamath

Whereby certify that instrument #2017-006110,
recorded on 6/5/2017, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.


Rockelle Long, Klamath County Clerk

Date: August 1st, 2023

Daniel Beard

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31 day of May, 2017


TIMOTHY F. MCGINN, Grantor


JANIE D. MCGINN, Grantor

NOTARY ACKNOWLEDGMENT

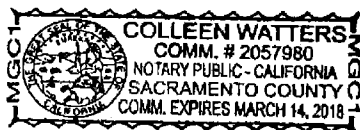
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

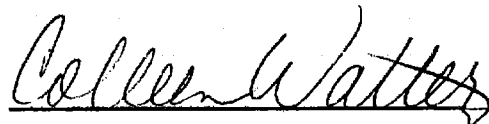
COUNTY OF SACRAMENTO

On May 31, 2017, before me, COLLEEN WATTERS, Notary Public, personally appeared TIMOTHY F. MCGINN and JANIE D. MCGINN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.



WITNESS my hand and official seal.



Notary Public, State of California

EXHIBIT "A"

Lot 127 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES - TRACT 1209"; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES - TRACTS 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES - TRACTS 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon