



2023-006624
Klamath County, Oregon
08/04/2023 10:15:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark P. Mickelsen, Trustee of the Mark P. Mickelsen
Revocable Living Trust dated February 27, 2019
802 Hogue Dr.
Klamath Falls, OR 97601

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

Mark P. Mickelsen, Trustee of the Mark P. Mickelsen
Revocable Living Trust dated February 27, 2019
802 Hogue Dr.
Klamath Falls, OR 97601

File No. 597529AM

STATUTORY WARRANTY DEED

Timothy F. McGinn and Janie D. McGinn, as Trustees of the Tim and Janie McGinn Revocable Trust, dated May 31, 2017,

Grantor(s), hereby convey and warrant to

Mark P. Mickelsen, Trustee of the Mark P. Mickelsen Revocable Living Trust dated February 27, 2019,

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 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

The true and actual consideration for this conveyance is \$53,000.00.

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 1st day of August, 2023.

Tim and Janie McGinn Revocable Trust

By: [Signature]
Timothy F. McGinn, Trustee

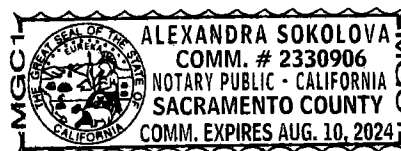
By: [Signature]
Janie D. McGinn, Trustee

State of California } ss.
County of Sacramento

On this 1st day of August, 2023, before me, Alexandra Sokolova, a Notary Public in and for said state, personally appeared Timothy F. McGinn and Janie D. McGinn known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Tim and Janie McGinn Revocable Trust, and acknowledged to me that ~~he~~she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of California
Residing at: Sacramento CA
Commission Expires: 08/10/2024



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

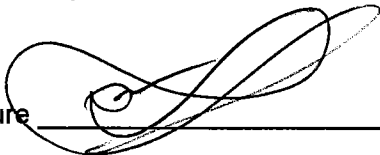
On 08/01/2023 before me, Alexandra Sokolova, Notary Public
(insert name and title of the officer)

personally appeared Timothy F. McGinn, 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 paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

