

2023-006758

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

SHARON D. MCVAY

926 Loma Linda Drive

Klamath Falls, Oregon 97601



00318404202300067580020025

08/09/2023 10:28:35 AM

Fee: \$87.00

**GRANTEE NAME AND ADDRESS:**

SHARON MCVAY & STEPHANIE MCVAY,

Co-Trustees of the SHARON MCVAY

REVOCABLE TRUST uad \_\_\_\_-\_\_\_\_-2023

926 Loma Linda Drive

Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, Attorney

435 Oak Avenue

Klamath Falls, Oregon 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**WARRANTY DEED - STATUTORY FORM**

SHARON D. MCVAY, Grantor, conveys and warrants to SHARON MCVAY and STEPHANIE MCVAY, Co-Trustees of the SHARON MCVAY REVOCABLE TRUST uad 8 - 7 - 2023, Grantee, that certain real property in the County of Klamath, State of Oregon, civilly described as 926 Loma Linda Drive, Klamath Falls, Oregon, and legally described as follows to-wit:

Lot 31 LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPTING the following described portion:

Beginning at the Northeast corner of said Lot 31; thence South 0°40' West along the Easterly line of said Lot, a distance of 86.23 feet to the Southeasterly corner of that certain parcel described in Deed from John F. Glubrecht and Leah B. Glubrecht to Floyd E. Holt and Mary M. Holt, dated March 24, 1961, recorded March 28, 1961, in Volume 328 page 237, Deed records of Klamath County, Oregon; thence South 68°45' West, parallel with the Northerly line of said Lot 31, to the Westerly line of said Lot, said point being on the Easterly line of Loma Linda Drive; thence Northwesterly, along the Westerly line of said Lot, to the Northwesterly corner thereof; thence North 68°45' East along the Northerly line of said Lot 31, a distance of 145.5 feet to the point of beginning.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

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

DATED this 7<sup>th</sup> day of August, 2023.

Sharon D. McVay  
**SHARON D. MCVAY**

STATE OF OREGON, County of Klamath) ss:

Personally appeared **SHARON D. MCVAY**, before me on the 7<sup>th</sup> day of August, 2023, and acknowledged the foregoing instrument to be her voluntary act and deed.

Brenda Lee Miller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26

