



2023-007048

Klamath County, Oregon



00318753202300070480020027

THIS SPAC

08/18/2023 10:34:22 AM

Fee: \$87.00

After recording return to:

Helge H. McGee II and Tina M. McGee

17362 Cougar Ridge Rd.

Klamath Falls, OR 97603

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

Helge H. McGee II and Tina M. McGee

17362 Cougar Ridge Rd.

Klamath Falls, OR 97603

File No. 600073AM

STATUTORY WARRANTY DEED

Gayle Nicholson, Successor Trustee of the William R. Nicholson Jr. Revocable Trust dated March 8, 2010,

Grantor(s), hereby convey and warrant to

Helge H. McGee II and Tina M. McGee, 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:

PARCEL 1:

The NE1/4 of the NE1/4 of the NE1/4 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The NE1/4 of the NW1/4 of the NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The NW1/4 NW1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$200,000.00.

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 17 day of Aug. 2023

William R. Nicholson Jr. Revocable Trust

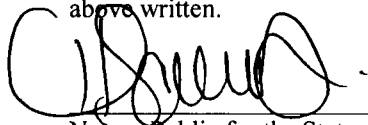
By:


Gayle Nicholson, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 17 day of August, 2023, before me, Heather Scieurba a Notary Public in and for said state, personally appeared Gayle Nicholson, Successor Trustee of the William R. Nicholson Jr. Revocable Trust dated March 8, 2010, 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.



Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov. 21 2025

