



2023-008368
Klamath County, Oregon
09/26/2023 12:33:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

MTCL004538AM

After recording return to:
Tim Davis and Lee Mark Davis and Nicole Daniell
Gonzales
11808 Cripple Creek Rd.
Berry, AL 35546

Until a change is requested all tax statements shall be
sent to the following address:
Tim Davis and Lee Mark Davis and Nicole Daniell
Gonzales
11808 Cripple Creek Rd.
Berry, AL 35546
File No. 604538AM

STATUTORY WARRANTY DEED

Joseph P. McWilliams, Jr.,
Grantor(s), hereby convey and warrant to

Tim Davis, Lee Mark Davis and Nicole Daniell Gonzales, with right of survivorship,

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:

Lots 1, 2, 3 and 4 in Block 5 of CHILOQUIN DRIVE ADDITION, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$67,900.00.
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

87AMT

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 21 day of September, 2023

Joseph P. McWilliams Jr.
Joseph P. McWilliams Jr.

State of TEXAS } ss
County of ECTOR }

On this 21st day of September, 2023, before me, SUSAN GARCIA, a Notary Public in and for said state, personally appeared Joseph P. McWilliams Jr., 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.

[Signature]
Notary Public for the State of TEXAS
Residing at: ODESSA, TEXAS
Commission Expires: 10/06/2024

