



2023-008519
Klamath County, Oregon
09/29/2023 02:00:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Martin Lawrence Lillicotch Jr. and Marcia McLaughlin
PO Box 631
Klamath Falls, OR 97601

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

Martin Lawrence Lillicotch Jr. and Marcia McLaughlin
PO Box 631
Klamath Falls, OR 97601
File No. 590541AM

STATUTORY WARRANTY DEED

James Courtney Walker, Affiant for the Estate of William Carl Lindholm, Jr., deceased, Probate Case No. 23PB04591, filed in Deschutes County, James Courtney Walker and Zane Eugene Smith,

Grantor(s), hereby convey and warrant to

Martin Lawrence Lillicotch Jr. and Marcia McLaughlin, 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:

Lot 27, Block 48, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1.00.

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 ^{S.W.} 29th day of Sept., 2023
26th

The Estate of William Carl Lindholm, Jr.

By: James Courtney Walker
James Courtney Walker, Affiant

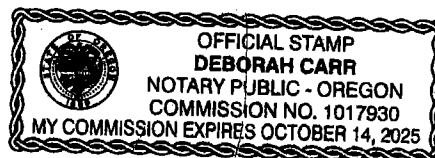
James Courtney Walker
James Courtney Walker, Individually

State of Oregon } ss.
County of Tillamook }

On this 26 day of September, 2023, before me, Deborah Carr a Notary Public in and for said state, personally appeared James Courtney Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the Estate of William Carl Lindholm, Jr. and Individually acknowledged to me that he/she/they executed the same as Affiant and Individually.

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

Deborah Carr
Notary Public for the State of Oregon
Residing at: Tillamook, OR
Commission Expires: 10-14-25



Dated this 26 day of September, 2023

The Estate of William Carl Lindholm, Jr.

Zane Eugene Smith
Zane Eugene Smith

State of Oregon } ss.
County of Jackson }

On this 26th day of September, 2023, before me, Jean Ann Backus a Notary Public in and for said state, personally appeared Zane Eugene Smith, 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.

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

Jean Ann Backus
Notary Public for the State of Oregon
Residing at: 7811 Lost Creek Rd, Eagle Point, OR 97524
Commission Expires: February 12, 2024

