



2023-009494
Klamath County, Oregon
11/03/2023 09:50:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Willow Hill

40020 Nine Mile Rd.

Chiloquin, OR 97624

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

Willow Hill

40020 Nine Mile Rd.

Chiloquin, OR 97624

File No. 607814AM

STATUTORY WARRANTY DEED

**Charles "Ron" McKinnon, Trustee of the George W. Beaubien and Cheryl L. Ritter Family Trust Dated
May 24, 1995,**

Grantor(s), hereby convey and warrant to

Willow Hill,

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 8 in Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the South 507 Feet of Lot 8.**

The true and actual consideration for this conveyance is \$285,000.00.

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:

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 2 day of November, 2023

Charles "Ron" McKinnon, Trustee of the George W. Beaubien & Cheryl L. Ritter Family Trust Revocable Trust Agreement
Dated May 24, 1995

By: Charles Ronald McKinnon
Charles Ronald McKinnon,
also known as Charles "Ron" McKinnon, Trustee

State of Oregon } ss
County of Klamath }

On this 2 day of ~~October~~ ^{November}, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Charles Ronald McKinnon, 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.

*Trustee of the George W. Beaubien
& Cheryl L. Ritter Family Trust*

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

