



2023-009624
Klamath County, Oregon
11/07/2023 01:17:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bernadette McGinn, Trustee of the Bernadette McGinn
Trust Agreement

3235 Journey Ct

West Linn, OR 97068

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

Bernadette McGinn, Trustee of the Bernadette McGinn
Trust Agreement

3235 Journey Ct

West Linn, OR 97068

File No. 610535AM

STATUTORY WARRANTY DEED

John Leopold Kopack,

Grantor(s), hereby convey and warrant to

Bernadette McGinn, Trustee of the Bernadette McGinn Trust Agreement,

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:

**A portion of land being situate in the S1/2 of NW1/4 of Section 21, Township 39 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon.**

**Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the
Northwesterly corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the
Willamette Meridian, bears South 88°50 1/2' West along the center line of said Morningside Lane 795.0 feet,
and North 0°10' East along the Westerly boundary of the said Section 21, 858.0 feet; and running thence
North 0°10' East 270 feet; thence South 89°40' East 320.0 feet; thence South 0°10' West 261.7 feet, more or
less to a point in the said center line of Morningside Lane; thence South 88°50 1/2' West 320.0 feet, more or
less, to the point of beginning.**

EXCEPTING one-half of Morningside Lane.

The true and actual consideration for this conveyance is \$289,000.00.

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 4th day of November, 2023


John Leopold Kopack

State of Alabama } ss
County of Marion }

On this 4th day of November, 2023, before me, Misty M Steward a Notary Public in and for said state, personally appeared John Leopold Kopack, 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 Alabama
Residing at 1924 County Hwy 116 Hackleburg, AL 35564
Commission Expires: 04/13/2026

