

Return To:



After Recording Return to:
Shirley and Quinn Wilks
14236 95th Ave NE
Kirkland WA 98034

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE21181 / 622135AM

STATUTORY WARRANTY DEED

Kathryn McGuire and Guy McGuire, not as tenants in common but with rights of survivorship,

herein called grantor, convey(s) and warrant(s) to

Shirley Wilks and Quinn Wilks, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

Lot 55 in Block 2, TRACT 1098 - SPLIT RAIL RANCHOS, according to the official plat thereof on file December 19, 1974, in Book 20, Page 37 in the office of the County Clerk of Klamath County, Oregon.

(Account 138345, Map and Taxlot 2310-035B0-05100)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$98,000.00**.

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, AND 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: __February 9, 2024

By: Kathryn McGuire
Kathryn McGuire

By: Guy McGuire
Guy McGuire

STATE OF OREGON, County of Deschutes) ss.

On February 9, 2024, personally appeared the above named **Kathryn McGuire and Guy McGuire** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Evelyn M Henderson

Notary Public for Oregon

My commission expires: 6/13/2025

