



After recording return to:  
Donna McGarrity  
3923 Scott Valley Drive  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Donna McGarrity  
3923 Scott Valley Drive  
Klamath Falls, OR 97601

File No.: 7161-4135159 (lb)  
Date: February 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Michael D. Nichols and Lauralee E. Nichols, as tenants by the entirety**, Grantor,  
conveys and warrants to **Donna McGarrity**, Grantee, the following described real property  
free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$845,000.00**. (Here comply with requirements  
of ORS 93.030)

APN: **888732**

Statutory Warranty Deed  
- continued

File No.: **7161-4135159 (lb)**

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.

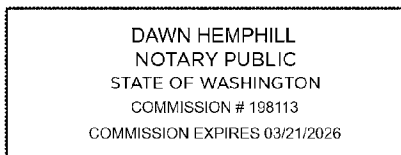
Dated this 16th day of February, 2024.

Michael D Nichols  
Michael D. Nichols

Lauralee E Nichols  
Lauralee E. Nichols

STATE OF Washington )  
County of Thurston ) ss.

This instrument was acknowledged before me on this 16th day of February, 20 24  
by **Michael D. Nichols and Lauralee E. Nichols.**



Dawn Hemphill

Notary Public for Washington  
My commission expires: 03/21/2026

Notarized remotely online using communication technology via Proof.

APN: **888732**

Statutory Warranty Deed  
- continued

File No.: **7161-4135159 (lb)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL I:**

**Parcel 2 of LAND PARTITION 23-19, being a replat of Lot 15 of TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES in the NE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on February 10, 2020 in instrument No. 2020- 001618, Klamath County Records.**

**PARCEL II:**

**Lot 14, TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**