

2024-001944

Klamath County, Oregon

03/14/2024 09:10:01 AM

Fee: \$92.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Denney A. McCoy, Jr., who acquired title incorrectly as Denny A. McCoy, Jr.

Grantor's Mailing Address: 3973 Spenceville Road, Wheatland, California 95692

Grantee: Denney A. McCoy, Jr. and Michele M. McCoy, Trustees of the McCoy Family Trust

Grantee's Mailing Address: 3973 Spenceville Road, Wheatland, California 95692

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Bargain and Sale Deed: Recorded August 14, 1978; Volume M 78, Page 17741, Instrument 53279

Tax Account Number: 236550

Until a change is requested, all Tax Statements shall be sent to the following address:

Denney A. McCoy, Jr., Trustee, et al
3973 Spenceville Road
Wheatland, CA 95692

After Recording Return To:

Denney A. McCoy, Jr., Trustee, et al
3973 Spenceville Road
Wheatland, CA 95692

Prepared By:

Denney A. McCoy, Jr.
3973 Spenceville Road
Wheatland, CA 95692

WARRANTY DEED

TITLE OF DOCUMENT

Denney A. McCoy, Jr., who acquired title incorrectly as Denny A. McCoy, Jr., Grantor, conveys and warrants to **Denney A. McCoy, Jr. and Michele M. McCoy, Trustees of the McCoy Family Trust**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 6 OF BLOCK 27 IN OREGON SHORES SUBDIVISION UNIT 2, TRACT NUMBER 1113, AS SHOWN ON THE MAP FILED ON DECEMBER 9, 1977 IN VOLUME 21, PAGE 20 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Account No.: **236550**

Prior Recorded Document Reference: **Bargain and Sale Deed**: Recorded **August 14, 1978**; Volume **M 78**, Page **17741**, Instrument **53279**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and No encumbrances.

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this _____ day of _____, 20____. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Denney A. McCoy, Jr.
Denney A. McCoy, Jr.

STATE OF California }
COUNTY OF Sacramento } ss

This instrument was acknowledged before me this 27th day of February, 2024, by **Denney A. McCoy, Jr.**

NOTARY STAMP/SEAL



Before Me: Janine Crews
NOTARY PUBLIC- STATE OF CALIFORNIA
My Commission Expires: 8-29-27