

Return To:
Deschutes County DE 223/623034AM

2024-002545
Klamath County, Oregon
04/05/2024 08:24:01 AM
Fee: \$97.00

RECORDING COVER SHEET (Please print or type)
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Andrew McKay and Sara McKay

145336 Birchwood Drive

La Pine, OR 97739

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

Spencer Leon Williams Jr. and Kimberly Lynn Williams

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

Andrew McKay and Sara McKay, not as tenants in common but with rights of survivorship,

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ 326,000.00 ☐ Other Value ☐ Other Property

Other value/property is **Whole** ☐ or **Part** ☐ of the consideration

5. SEND TAX STATEMENTS TO: ORS 205.234(1)(e)

same as above

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the order or warrant: ORS 205.234(1)(f)

\$

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of Nicole Day DCT

to correct grantor vesting adding Jr. to Spencer's name

_____ previously recorded in
Book/Volume 2024 and Page 002274, or as Fee Number _____.

2024-002274

Klamath County, Oregon

03/26/2024 12:11:01 PM

Fee: \$87.00

Return To:



After Recording Return to:
Andrew McKay and Sara McKay
145336 Birchwood Drive
La Pine, OR 97739

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

File No. DE21223/623034AM

STATUTORY WARRANTY DEED

Spencer Leon Williams and Kimberly Lynn Williams,

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

Andrew McKay and Sara McKay, not as tenants in common but with rights of survivorship,

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

Lot 6 in Block 3, Sun Forest Estates Tract 1060, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

(Account 139380, Map and Taxlot 2310-036B0-08000)

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 **\$326,000.00**.

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145336 Birchwood Drive
La Pine, OR 97739

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The true and actual consideration for this transfer is **\$326,000.00**.

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: 2/23/24

By: Spencer L Williams
Spencer Leon Williams

By: Kimberly L Williams
Kimberly Lynn Williams

STATE OF OREGON, County of Deschutes) ss.

On February 23, 2024, personally appeared the above named **Spencer Leon Williams and Kimberly Lynn Williams** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 1/31/2025

