

2024-004032

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

TERRY EDWARDS  
1518 Hope Street  
Klamath Falls, Oregon 97603



00328650202400040320020026

05/22/2024 09:51:36 AM

Fee: \$87.00

**GRANTEE NAME AND ADDRESS**

TERRY EDWARDS  
1518 Hope Street  
Klamath Falls, Oregon 97603

JUDITH A. MCVAY  
1928 Ivory Street  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEES  
1518 Hope Street  
Klamath Falls, Oregon 97603

**WARRANTY DEED - STATUTORY FORM**

**TERRY EDWARDS**, Grantor, conveys and warrants to **TERRY EDWARDS and JUDITH A. MCVAY**, not as tenants in common, but with rights of survivorship, Grantees, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein and legally described as follows to-wit:

Lots 6 and 7, Block 69, KLAMATH FALLS FOREST ESTATES  
HIGHWAY 66 UNIT, PLAT NO. 3, according to the official  
plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

Account #465375

Map &amp; Tax Lot #3811-010C0-04100

SUBJECT TO contracts and/or liens for irrigation and/or drainage,  
reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0.  
However, the actual consideration consists of or includes other  
property or value given or promised which is the whole  
consideration, being for estate planning purposes.

"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

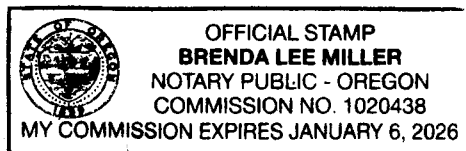
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 22<sup>nd</sup> day of May, 2024.

Terry Edwards  
**TERRY EDWARDS**, Grantor

STATE OF OREGON, County of Klamath) ss:

This instrument was acknowledged before me on 22<sup>nd</sup> day of May, 2024, by **TERRY EDWARDS**, Grantor.



Brenda Lee Miller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26