



2024-004125
Klamath County, Oregon
05/24/2024 09:05:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin Gary Newbold and Candace Newbold

3624 Birddog Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Justin Gary Newbold and Candace Newbold

3624 Birddog Dr.

Klamath Falls, OR 97603

File No. 632045AM

STATUTORY WARRANTY DEED

Sherry E. McManus, Trustee of the Sherry E. McManus Revocable Living Trust, dated January 18, 2018,

Grantor(s), hereby convey and warrant to

Justin Gary Newbold and Candace Newbold, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 68 in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$589,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 22 day of May, 2024

The Sherry E. McManus Revocable Living Trust, dated January 18, 2018

Sherry E. McManus
Sherry E. McManus, Trustee

State of Oregon} ss.
County of Klamath}

On this 22 day of May, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Sherry E. McManus known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Sherry E. McManus Revocable Living Trust, dated January 18, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

mcCook
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 3/7/26

