

**2024-004555****Klamath County, Oregon**

06/06/2024 09:20:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steven R. Carnes209 N 81st Ave.Yakima, WA 98908

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

Steven R. Carnes209 N 81st Ave.Yakima, WA 98908File No. 635112AM

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**STATUTORY WARRANTY DEED****Mikael J. Johnson, Personal Representative for the Estate of Floyd Junior McCoy, who acquire title as Floyd J. McCoy, deceased,**

Grantor(s), hereby convey and warrant to

**Steven R. Carnes,**

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:

**A parcel of land situate in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:****Commencing at the intersection of the Southerly line of Government Lot 10 of said Section 6 with the Westerly right-of-way line of the old Dalles-California Highway (State Highway No. 427); thence North 00 degrees 13' 00" East along said right-of-way line 118.00 feet to the point of beginning for this description; thence continuing along said right-of-way line North 00 degrees 13' 00" East, 157.00 feet; thence leaving said right-of-way line West along the Southerly line of that certain parcel of land conveyed in Deed Volume M65, page 546 of Klamath County Deed Records a distance of 279.92 feet to the mean high water line of Agency Lake; thence Southerly along said mean high water line to a point where a line that is 118.00 feet Northerly of but parallel to said South line of Government Lot 10 intersects said high water line; thence leaving said high water line East, 278.09 feet to the point of beginning.****The true and actual consideration for this conveyance is \$220,000.00.**

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 5 day of June 2024

Estate of Floyd Junior McCoy, who acquire title as Floyd J. McCoy, deceased

By: Mikael J. Johnson  
Mikael J. Johnson, Personal Representative

State of Oregon } ss.  
County of Klamath }

On this 5 day of June, 2024, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared Mikael J. Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Floyd Junior McCoy, who acquired title as Floyd J. McCoy, deceased, and acknowledged to me that ~~he/she/they~~ executed the same as Personal Representative.

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

Julie Vanleuven  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 6/6/2024 JV  
10.30.2027

