

2024-005737

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Brigett McGee

SEND TAX STATEMENTS TO:
Brigett McGee
3075 Lodi St
Klamath Falls, OR 97603



00330657202400057370020028

07/03/2024 03:01:57 PM

Fee: \$87.00

SPECIAL WARRANTY DEED

Richard Keith Kimes, an unmarried man, with an address of 3075 Lodi St Klamath Falls, OR 97603 ("Grantor"), conveys and specially warrants to Brigett McGee, a single woman, whose address is 3075 Lodi St Klamath Falls, OR 97603, ("Grantee"), the following described real property (the "Property") free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as Tract 19 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, Saving and Excepting the East 100 feet of said lot.

The true consideration for this conveyance is \$0.00 Gift.

This property is free of liens and encumbrances, EXCEPT:

None

[STATEMENT OF EXCEPTIONS TO STATUTORY COVENANTS OF TITLE]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2 day of JULY, 2024

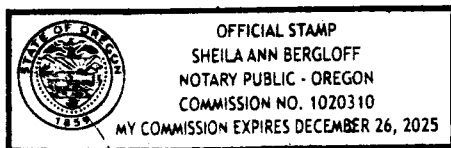
Richard Keith Kimes
Richard Keith Kimes

STATE OF OREGON }

COUNTY OF Klamath

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The foregoing instrument was acknowledged before me on this 2nd day of July, 2024, by Richard Keith Kimes, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Sheila Ann Bergloff
Printed Name: Sheila Ann Bergloff
Notary Public in and for the State of Oregon