

2024-006638

Klamath County, Oregon

07/30/2024 01:59:02 PM

Fee: \$87.00

**AFTER RECORDING,
RETURN TO:**

Mari Bailey, Lawyer
2985 River Road S.
Salem, OR 97302

Consideration: \$83,000.00

Send Tax Statements To Grantee:

At: 2524 Hennepin Ave., Apt 2
Minneapolis, MN 55405

Grantor's Address: 3480 Azalea Dr., S., Salem, OR 97302

Grantee's Address: 2524 Hennepin Ave, Apt 2, Minneapolis, MN, 55405

DEED

HOLLY M. IVY-WYLLIE, as Grantor,

conveys to

McKENZIE KATHRYN MARIE WYLLIE, as Grantee,

the following described real property located in Klamath County, Oregon:

Lot 14, Block 3, of Cres-Del Acres, First Addition, situated in the Northwest Quarter of Section 7, Township 24 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Grantor covenants that she is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

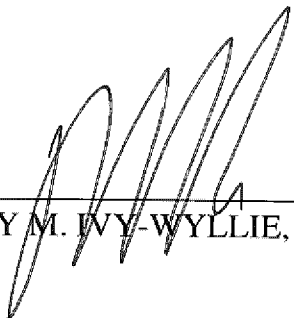
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S**

1 - DEED

S:\Clients\Wyllie, David Estate-Wyllie, McKenzie\Deed.Klamath County.wpd

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 July 16, 2024.

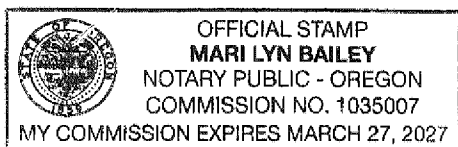



HOLLY M. IVY-WYLLIE, Grantor

Marion County, Oregon - ss.

On this 16th day of July, 2024, personally appeared HOLLY M. IVY-WYLLIE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:





Notary Public for Oregon

My Commission Expires: 3/27/27