

2024-007016

Klamath County, Oregon



00332211202400070160040044

08/13/2024 11:19:23 AM

Fee: \$97.00

This instrument was prepared by:

JAMES D MCCLIAN

10850 CHURCH ST APT L103

RANCHO CUCAMONGA, CA, 91730

Once recorded, return to:

JAMES D MCCLIAN

10850 CHURCH ST APT L103

RANCHO CUCAMONGA, CA, 91730

This Space for Recorder's Use Only.

Oregon General Warranty Deed

State of Oregon

County of KLAMATH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

0 US Dollars (\$ 0) in hand, paid to

JAMES DONALD MCCLAIN and Shawn McClain, OWNER

10850 CHURCH ST APT L103

with an address of RANCHO CUCAMONGA, California 91730

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

JAMES DONALD MCCLAIN Revocable Living Trust, [~~GRANTEE TYPE~~] AS TRUSTEE.

10850 CHURCH ST APT L103

with an address of RANCHO CUCAMONGA, California 91730

(the "Grantee" or Grantees") its successors and assigns the following-described real property,

lying, being and situated in KLAMATH County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number R246335

The property identified herein ☐ is -OR- ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: JAMES DONALD MCCLAIN Revocable Living Trust

Address: 10850 CHURCH ST APT L103

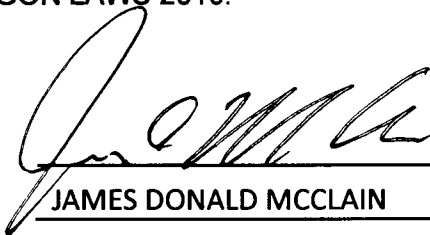
SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year [YEAR] and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

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.

Grantor Signature:


JAMES DONALD MCCLAIN

Date:

7/26/2024

Printed Name:

Grantor Signature:


SHAWN MCCLAIN

Date:

7/26/24

Printed Name:

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Bernardino

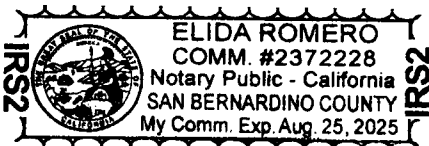
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) SS
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On July 26, 2024, before me Elida Romero, Notary Public, personally appeared **JAMES DONALD MCCLAIN AND SHAWN MCCLAIN** in the capacity as Trustee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)



Elida Romero

NOTARY PUBLIC

My commission expires: Aug 25, 2025

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

VACANT LAND, KLAMATH COUNTY, OREGON, APN: R246335

(Property Description: Lot 28 in Block 41 of Tract 1184, FIRST ADDITION TO OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon)