

**2024-007504**

**Klamath County, Oregon**



00332820202400075040020028

08/28/2024 10:29:40 AM

Fee: \$87.00

**Grantors Name & Address**

James McMillen and Karen McMillen  
26675 Rowell Hill Road  
Sweet Home, OR 97386

**Grantees Name & Address**

James L. McMillen and Karen W.  
McMillen, Trustee of the James and  
Karen McMillen Trust  
26675 Rowell Hill Road  
Sweet Home, OR 97386

**After recording return to:**

Stacey D. Mealer, Attorney  
PO Box 81  
Sweet Home, OR 97386

**Until requested otherwise, send all tax statements to:**

James L. McMillen and Karen W. McMillen, Trustee  
26675 Rowell Hill Road  
Sweet Home, OR 97386

**WARRANTY DEED**

James McMillen and Karen McMillen, Grantors, convey and warrant to James L. McMillen and Karen W. McMillen, Trustees of the James and Karen McMillen Trust dated April 25, 2024, Grantees, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

**Lot 7 and 8, Block 106, KLAMATH FALLS FOREST ESTATES HIGHWAY  
66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.**

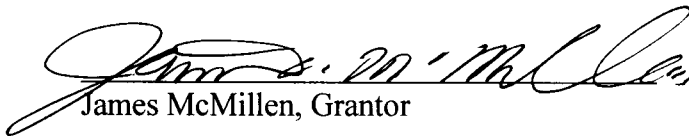
THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

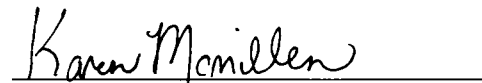
The true consideration for this conveyance is \$0. (Transfer to Trust)

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. 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.

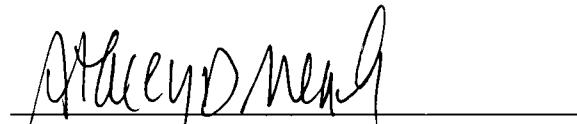
Dated this 25<sup>th</sup> day of April, 2024.

  
James McMillen, Grantor

  
Karen McMillen, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Linn                )

Personally appeared before me this 25<sup>th</sup> day of April, 2024, the within named James McMillen and Karen McMillen, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: 12/01/2026

