

2024-008008

Klamath County, Oregon

09/13/2024 09:31:02 AM

Fee: \$87.00

**AFTER RECORDING,
RETURN TO:**

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

Consideration paid by Grantees:

Mary Patricia Wyllie the sum of \$55,333.33

McKenzie Kathryn Wyllie, Inheritance

Send Tax Statements To Grantee:

At: 2524 Hennepin Ave., Apt 2

Minneapolis, MN 55405

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

Grantees' Addresses: McKENZIE KATHRYN MARIE WYLLIE AT 2524 Hennepin Ave, Apt 2, Minneapolis, MN, 55405 and MARY PATRICIA WYLLIE at 79 Clarewood Lane, Oakland, CA 94618

DEED

McKENZIE KATHRYN MARIE WYLLIE, as Grantor,

conveys to

McKENZIE KATHRYN MARIE WYLLIE as to an undivided one-third interest and
to

MARY PATRICIA WYLLIE as to an undivided two-third interest, as Grantees,

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

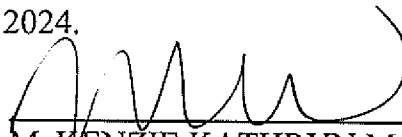
1 - DEED

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

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 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 August 30th, 2024.


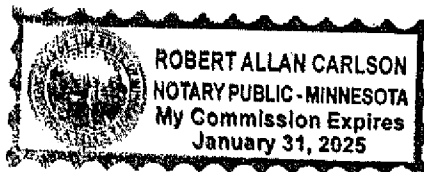


McKENZIE KATHRYN MARIE WYLLIE, Grantor

Hennepin County, Minnesota - ss.

On this 30th day of August, 2024, personally appeared McKENZIE KATHRYN MARIE WYLLIE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:


Notary Public for Minnesota

My Commission Expires: 31-JAN-2025

2 - DEED