



2024-008168
Klamath County, Oregon
09/18/2024 09:10:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald B. Kegel and Sandra K. Kegel

645 Hanks St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Donald B. Kegel and Sandra K. Kegel

645 Hanks St.

Klamath Falls, OR 97601

File No. 649944AM

STATUTORY WARRANTY DEED

Deborah M. Ashdon, Successor Trustee of the Warren W. McPherson and Julia B. McPherson Revocable Living Trust, dated October 5, 1999,

Grantor(s), hereby convey and warrant to

Donald B. Kegel and Sandra K. Kegel, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Unit 20 of Stage 12 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - TRACT 1390, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 12 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 24th day of July 6, 2001 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

The true and actual consideration for this conveyance is \$385,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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

Dated: September 16th, 2024

Warren W. McPherson & Julia B. McPherson Revocable Living Trust

By: Deborah M. Ashdon
Deborah M. Ashdon, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 16th day of September, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Deborah M. Ashdon known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Warren W. McPherson and Julia B. McPherson Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

