



2024-009095  
Klamath County, Oregon  
10/18/2024 11:53:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randall S. Keys

6225 Hilyard Ave.

Klamath Falls, OR 97603

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

Randall S. Keys

6225 Hilyard Ave.

Klamath Falls, OR 97603

File No. 651062AM

### STATUTORY WARRANTY DEED

Cody McCoy and Shelby L. McCoy, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Randall S. Keys,

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:

**A parcel of land located in the SE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin which lies South 0° 54' East 1060 feet and North 89° 06' East a distance of 30 feet from an iron pin which marks the Northwest corner of the SE1/4 of the SW1/4 of said Section 1; thence running North 89° 06' East 80 feet to a point; thence South 0° 54' East a distance of 100 feet to the true point of beginning; thence continuing South 0° 54' East a distance of 94.8 feet, more or less, to the North line of Hilyard Avenue; thence Easterly along the North line of Hilyard Avenue a distance of 65 feet to a point; thence North 0° 54' West 97.4 feet, more or less, to a point which is North 89° 06' East 65 feet from the true point of beginning; thence South 89° 06' West 65 feet to the TRUE POINT OF BEGINNING.**

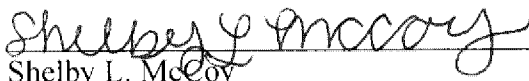
**The true and actual consideration for this conveyance is \$277,000.00.**

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:

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: October 15, 2024

  
\_\_\_\_\_  
Cody McCoy

  
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Shelby L. McCoy

State of Oregon } ss  
County of Klamath }

On this 15 day of October, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Cody McCoy and Shelby L. McCoy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
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Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

