



2024-009206
Klamath County, Oregon
10/22/2024 02:05:01 PM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John P. Jeffries and Jo Ann Jeffries

20125 Drazil Rd

Malin, OR 97632

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

John P. Jeffries and Jo Ann Jeffries

20125 Drazil Rd

Malin, OR 97632

File No. 653810AM

STATUTORY WARRANTY DEED

Shelley Estelle McLeod Revocable Trust, Trustees James Palmeri Jr., Holly Blair Bennett, William David Bennett, Jr., Shelley Estelle McLeod,

Grantor(s), hereby convey and warrant to

John P. Jeffries and Jo Ann Jeffries, 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:

Lot 6 in Block 9, First addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$305,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: October 16, 2024

Shelley Estelle McLeod Revocable Trust

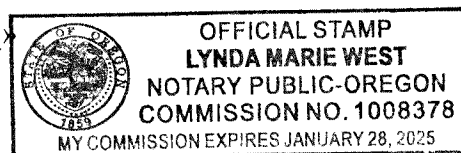
Shelley Estelle McLeod trustee
Shelley Estelle McLeod, Trustee

State of Oregon } ss.
County of Klamath }

On this 16 day of October, 2024, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Shelley Estelle McLeod known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-28-25



Dated: October 18, 2024

Shelley Estelle McLeod Revocable Trust

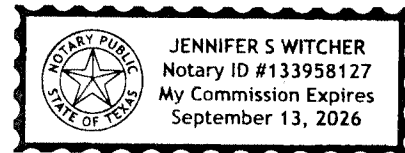
William David Bennett
William David Bennett, Trustee

State of Texas } ss.
County of Wichita }

On this 18 day of October, 2024, before me, Jennifer S. Witcher a Notary Public in and for said state, personally appeared William David Bennett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.

Jennifer S. Witcher
Notary Public for the State of Texas »
Residing at: Wichita
Commission Expires: 09/13/2026



~~Dated: October _____, 2024~~

~~Shelley Estelle McLeod Revocable Trust~~

~~Holly Blair Bennett, Trustee~~

~~State of _____ } ss.
County of _____ }~~

~~On this _____ day of October, 2024, before me, _____ a Notary Public in and for said state, personally appeared Holly Blair Bennett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.~~

~~Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____~~

Dated: October _____, 2024

Shelley Estelle McLeod Revocable Trust

William David Bennett, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of October, 2024, before me, _____ a Notary Public in and for said state, personally appeared William David Bennett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

Dated: October 17, 2024

Shelley Estelle McLeod Revocable Trust

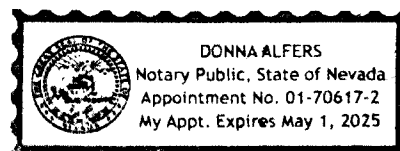
Holly Blair Bennett
Holly Blair Bennett, Trustee

State of Nevada } ss.
County of Washoe }

On this 17 day of October, 2024, before me, Donna Alfors a Notary Public in and for said state, personally appeared Holly Blair Bennett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.

Donna Alfors
Notary Public for the State of Nevada »
Residing at: Nevada
Commission Expires: 5-1-25



Dated: October 17, 2024


Shelley Estelle McLeod Revocable Trust


James Palmeri, Jr., Trustee

State of Nevada } ss.
County of Clark }

On this 17 day of October, 2024, before me, Judy L. DeShone a Notary Public in and for said state, personally appeared James Palmeri, Jr. known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Shelley Estelle McLeod Revocable 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.


Notary Public for the State of Nevada »
Residing at: Las Vegas, NV
Commission Expires: Nov. 6, 2024

