



2024-009627
Klamath County, Oregon
11/04/2024 02:34:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shelby L. McCoy and Cody J. McCoy

4030 Bristol Ave.

Klamath Falls, OR 97603

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

Shelby L. McCoy and Cody J. McCoy

4030 Bristol Ave.

Klamath Falls, OR 97603

File No. 654263AM

STATUTORY WARRANTY DEED

Carol Ann Wincentsen, Trustee of the Wincentsen Family Trust, dated September 30, 2005,

Grantor(s), hereby convey and warrant to

Cody J. McCoy and Shelby L. McCoy, 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:

Parcel 1:

Lot 4 and the Westerly 65 feet of Lot 3, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The Easterly 10 feet of Lot 3, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$325,000.00.

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: October 29, 2024

Wincentzen Family Trust, dated September 30, 2005

By: Carol Ann Wincentzen, Trustee
Carol Ann Wincentzen, Co-Trustee

State of Idaho } ss.
County of Latah }

On this 30th day of October, 2024, before me, Candis M. Wright a Notary Public in and for said state, personally appeared Carol Ann Wincentzen known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the Wincentzen Family Trust, dated September 30, 2005, 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.

Candis M. Wright
Notary Public for the State of Idaho
Residing at: Latah County
Commission Expires: 07-24-2026

