

2024-009820

Klamath County, Oregon



00335567202400098200020026

11/12/2024 09:19:39 AM

Fee: \$87.00

Helge H. McGee, II and Tina M. McGee
 Grantors
 Helge H. McGee, II and Tina M. McGee, Trustees
 17362 Cougar Ridge Road
 Klamath Falls, OR 97603
 Grantees

After recording return to:
 Grantees

Until a change is
 requested, all tax statements shall be sent to:
 Helge H. McGee, II and Tina M. McGee, Trustees
 17362 Cougar Ridge Road, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That Helge H. McGee, II and Tina M. McGee, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Helge H. McGee, II and Tina M. McGee, Trustees of THE HELGE AND TINA MCGEE, II LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto and by this reference incorporated herein as if fully set out.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this February 1, 2024

Helge H. McGee, II

Tina M. McGee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Helge H. McGee, II and Tina M. McGee and each acknowledged the foregoing instrument to be their voluntary act and deed.

This _1ST_ day of February, 2024.

(S E A L)

Before me:
 Notary Public for Oregon

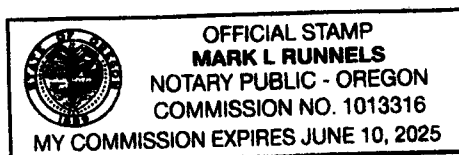


EXHIBIT "A"

PARCEL 1:

The NE1/4 of the NE1/4 of the NE1/4 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The NE1/4 of the NW1/4 of the NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The NW1/4 of the NW1/4 of the NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The SW1/4 of the SW1/4 of the SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM THE WESTERLY 240 FEET OF SAID PARCEL.