

2024-010953

Klamath County, Oregon

12/18/2024 02:50:01 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy R. McQueary and Jo Ann McQueary

Family Trust dated August 5, 2014

570 W. Holley Rd.

Sweet Home, OR 97386

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

Timothy R. McQueary and Jo Ann McQueary

Family Trust dated August 5, 2014

570 W. Holley Rd.

Sweet Home, OR 97386

File No. 659369AM

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## STATUTORY WARRANTY DEED

**D & S, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Jo Ann McQueary, Trustee of the Timothy R. McQueary and Jo Ann McQueary Family Trust dated August 5, 2014,**

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 11 in Block 41 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the following described portion thereof: Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32°50' Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3°35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.**

**The true and actual consideration for this conveyance is \$280,000.00.**

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: December 16, 2024

D & S, LLC, an Oregon Limited Liability Company

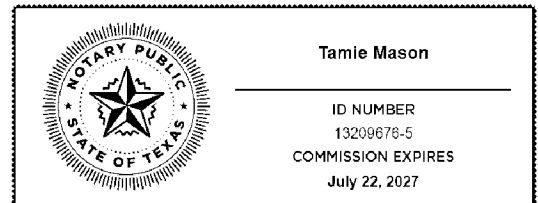
By: Scott Shope Member  
Scott Shope, Member

State of Texas } ss  
County of Brazoria }

On this 18th day of December, 2024, before me,  
Tamie Mason a Notary Public in and for said state,  
personally appeared Scott Shope 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.

Tamie Mason  
Notary Public for the State of Texas  
Residing at: Brazoria  
Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.