



After recording return to:  
The Michael L. McKay and Amy E.  
McKay Revocable Living Trust  
Po Box 308  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
The Michael L. McKay and Amy E.  
McKay Revocable Living Trust  
Po Box 308  
Klamath Falls, OR 97601

File No.: 7161-4229207 (SA)  
Date: December 24, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**This Document may be executed in any number of counterparts and each of such counterparts shall be deemed to be an original, and shall together constitute one and the same instrument.**

**Beverly L Jennings and Laura L Smith, not as tenants in common but with the right of survivorship, Grantor, conveys and warrants to Michael L. McKay and Amy E. McKay, Trustees of the Michael L. McKay and Amy E. McKay Revocable Living Trust Dated June 15, 2022, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

APN: 575434

Statutory Warranty Deed  
- continued

File No.: 7161-4229207 (SA)

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.

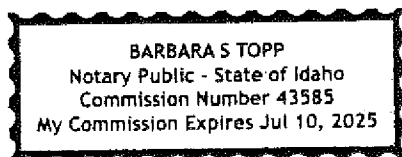
Dated this 3 day of January, 2025.

Laura L. Smith  
Laura L. Smith

Beverly L. Jennings

STATE OF Idaho )  
County of ada ) ss.

This instrument was acknowledged before me on this 3<sup>rd</sup> day of January, 2025 by **Laura L. Smith**.



Barbara S. Topp  
Notary Public for  
My commission expires: 7/10/2025



APN: 575434

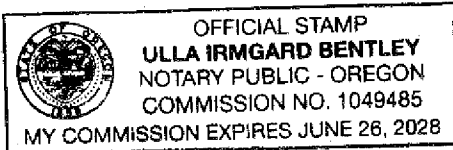
Statutory Warranty Deed  
- continued

File No.: 7161-4229207 (SA)

STATE OF Oregon )  
County of *Douglas* )ss.  
)

This instrument was acknowledged before me on this 3<sup>rd</sup> day of January, 2025  
by **Beverly L. Jennings**.

*Ulla S Bentley*



Notary Public for Oregon  
My commission expires: 6/26/28

APN: **575434**

Statutory Warranty Deed  
- continued

File No.: **7161-4229207 (SA)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**That portion of the Northwest quarter of the Southeast quarter of Section 14, Township 39 South, Range 9 East of the Willamette meridian lying East of the U. S. B. R. Canal Lateral A-3-B, North of U.S. B.R Canal 1-C-1-A-1, and South of the following described line:**

**Beginning at a point South 00°02'35" East 2,409.24 feet from the Northeast corner of the Southwest quarter of the Northeast quarter of Said Section 14, said point being on an easterly extension of the South line of that tract Conveyed to Perry Bros, Inc, by deed recorded in Book M73 Page 9259, records of Klamath County, Oregon; thence South 89° 48'28" West along the South Line of said Perry Bros Tract and the Easterly extension thereof 733.77 feet to a point on the Easterly right of way line of Canal lateral A-3-B and the terminus of Said line.**

**Except the East 30 feet lying within the right of Way of Homedale Road.**

**Also Excepting therefrom that portion of land conveyed to the state of Oregon, by and through its department of transportation, as described in deed for access purposes recorded October 19, 2020 as volume 2020, pages 013403 and 013404, records of Klamath county, Oregon.**

**NOTE: This Legal Description was created prior to January 01, 2008.**