



**2025-002712**  
**Klamath County, Oregon**  
04/15/2025 09:27:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Lucien Matthew Skov

4800 Farland Dr.

Knoxville, TN 37909

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

David Lucien Matthew Skov

4800 Farland Dr.

Knoxville, TN 37909

File No. 672060AM

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### **STATUTORY WARRANTY DEED**

**Inspira Financial Trust LLC Custodian FBO Natalie McGavock IRA 1867611,**

Grantor(s), hereby convey and warrant to

**David Lucien Matthew Skov,**

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:

**The NE1/4 of Section 33, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**


**The true and actual consideration for this conveyance is \$99,997.00.**

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: April 14th, 2025

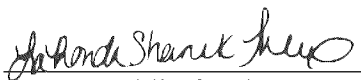
Inspira Financial Trust, LLC Custodian FBO Natalie McGavock IRA 1867611

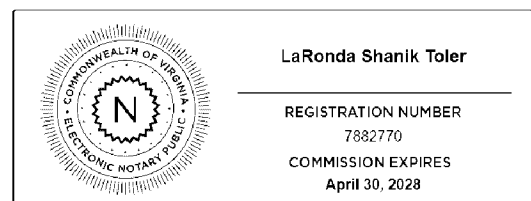
By:  Sr. Specialist  
TylerPaige Pomeroy, Sr. Specialist

State of Virginia } ss  
County of Henrico }

On this 14th day of April, 2025, before me, LaRonda Shanik Toler, a Notary Public in and for said state, personally appeared TylerPaige Pomeroy, known or identified to me to be the Sr. Specialist in the Limited Liability Company known as Inspira Financial Trust, LLC Custodian FBO Natalie McGavock IRA 1867611 who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Virginia  
Residing at: Henrico  
Commission Expires: 04/30/2028



Notarized remotely online using communication technology via Proof.