

SPECIAL WARRANTY DEED

After recording return to:

Michael A. Autio, Attorney
93750 Autio Loop, Astoria, OR 97103

Until a change is requested, send tax statements to:

MCAFEE JOINT REVOCABLE LIVING TRUST
1102 309th Place, Ocean Park, WA 98640

2025-002856

Klamath County, Oregon

04/18/2025 08:23:02 AM

Fee: \$82.00

SPECIAL WARRANTY DEED

DUANE MCAFEE and ANNE M. MCAFEE, husband and wife, Grantors, 1102 309th Place, Ocean Park, WA 98640, hereby convey and warrant to DUANE L. MCAFEE and ANNE M. MCAFEE, TRUSTEES, or their successors in interest, of the MCAFEE JOINT REVOCABLE LIVING TRUST dated December 6, 2019, Grantee, 1102 309th Place, Ocean Park, WA 98640, all of their right, title and interest in and to the real property described as follows:

Lot 425, Block 101, MILLS 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.

SUBJECT TO liens, encumbrances, easements, and rights of public which are matters of public record.

Situs Address

Assessor Map

Account #

2019-2023, GARDEN AVE, KLAMATH FALLS 3809-033AC-04100 & 3809-033AC-04200 479208 & 479191

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-. THIS TRANSFER IS BEING MADE FOR ESTATE PLANNING PURPOSES

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.

WITNESS the hand of said Grantor on this 17th day of April, 2025.

Duane M. McFee

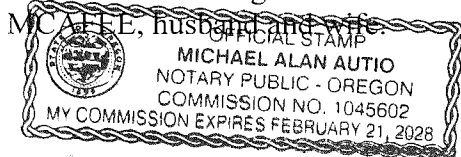
DUANE MCAFEE

Anne M. McFee

ANNE M. MCAFEE

STATE OF OREGON, County of Clatsop) ss.

Acknowledged before me on April 17th, 2025, by DUANE MCAFEE and ANNE M.



Michael A. Autio
Notary Public for Oregon