

Amerititle 673895am

File No.: 25-131348

Grantor Robert Walters and Lorna Banks
Grantee Elliott McCarl and Lisa McCarl PO Box 5152 Klamath Falls, OR 97601
After recording return to Elliott McCarl and Lisa McCarl PO Box 5152 Klamath Falls, OR 97601
Until requested, all tax statements shall be sent to Elliott McCarl and Lisa McCarl PO Box 5152 Klamath Falls, OR 97601 Tax Acct No(s): R-3909-011CC-02300-000, 554867

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Robert Walters and Lorna Banks, Grantor(s) convey and warrant to Elliott McCarl and Lisa McCarl, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$246,000.00**. (Here comply with requirements of ORS 93.030)

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.

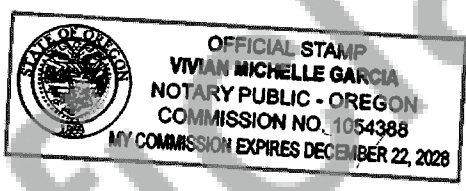
Executed this 20th day of April, 2025

Robert Walters
Robert Walters
Lorna Banks
Lorna Banks

STATE OF OREGON
COUNTY OF Klamath

This instrument was acknowledged before me this 20th day of April, 2025 by Robert Walters and Lorna Banks.

[Signature]
Notary Public for Oregon
My Commission Expires: 12/22/28



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

The Southwesterly 35 feet of Lot 7 and the Northeasterly 30 feet of Lot 8 in Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy