



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004346

Klamath County, Oregon

06/09/2025 10:09:01 AM

Fee: \$87.00

After recording return to:

James C. Levins and Abigail R. Levins

5730 Homedale Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

James C. Levins and Abigail R. Levins

5730 Homedale Rd.

Klamath Falls, OR 97603

File No. 1000482

STATUTORY WARRANTY DEED

Michael L. McKay and Amy E. McKay, Trustees of the Michael L. McKay and Amy E. McKay Revocable Living Trust Dated June 15, 2022, Grantor(s), hereby convey and warrant to

James C. Levins and Abigail R. Levins as Tenants by the Entirety,

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:

That portion of the Northwest quarter of the Southeast quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of the U.S.B.R. Canal Lateral A-3-B, North of the 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.

Less and Excepting that portion deeded to the State of Oregon, by and through its Department of Transportation by instrument recorded October 19, 2020 as 2020-013403 and 2020-013404, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$434,000.00.

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:

Real property taxes due, if any, but not yet payable

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: 6/3/25

Michael L. & Amy E. McKay Revocable Living Trust

By: [Signature]
Michael L. McKay, Trustee

By: [Signature]
Amy E. McKay, Trustee

State of Oregon} ss.
County of Klamath}

On this 3 day of June, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Michael L. McKay and Amy E. McKay known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Michael L. McKay and Amy E. McKay Revocable Living Trust dated June 15, 2022 and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

