



After recording return to:
Michael McKay and Amy E McKay
P.O. Box 308
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Michael McKay and Amy E McKay
P.O. Box 308
Klamath Falls, OR 97601

File No.: 7161-4278448 (lb)
Date: June 06, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas W. Garbutt, as Trustee of the Thomas W. Garbutt Revocable Living Trust under agreement dated December 6, 2017, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, Grantor, conveys and warrants to **Michael McKay and Amy E McKay, as tenants by the entirety of,** 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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

APN: 621250

Statutory Warranty Deed
- continued

File No.: 7161-4278448 (lb)

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 16 day of June, 2025.

Thomas W. Garbutt, Trustee of the Thomas
W. Garbutt Revocable Living Trust

Thomas W. Garbutt
Thomas W. Garbutt, Trustee

STATE OF New York)
County of New York) ss.

This instrument was acknowledged before me on this 16th day of June, 2025
by Thomas W. Garbutt as Trustee of Thomas W. Garbutt, Trustee of the Thomas W. Garbutt
Revocable Living Trust, on behalf of the Trust.

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

Danielle Parr
Notary Public for ~~Oregon~~ New York
My commission expires: 3-14-2026

APN: **621250**

Statutory Warranty Deed
- continued

File No.: **7161-4278448 (lb)**

EXHIBIT A

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

Parcel 1:

Located in the SW 1/4 NE 1/4 and the SE 1/4 NE 1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more specifically described as follows:

Beginning at the Southeast corner of the MIDLAND HILLS ESTATES, a legal subdivision as platted and filed with the County Clerk, Klamath County, Oregon; thence South 00°09'00" East for a distance of 200 feet; thence North 89°56'19" East for a distance of 50 feet; thence South 00°09'00" East for a distance of 230 feet; thence North 89°56'19" West for a distance of 230 feet; thence North 00°09'00" West for a distance of 430 feet, more or less to the South boundary line of the MIDLAND HILLS ESTATES; thence North 89°56'19" East for a distance of 180 feet to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.

Parcel 2:

Lot 3A, Block 3, MIDLAND HILLS ESTATES, in the County of Klamath, State of Oregon.