

Return To:



2025-005801

Klamath County, Oregon

07/08/2025 02:34:01 PM

Fee: \$92.00

After Recording Return to:

Kathryn McGuire
50294 Moss Road
La Pine, OR 97739

Until change, tax statement shall
be sent to:

Same as Above

STATUTORY BARGAIN AND SALE DEED

Kathryn McGuire, who acquired title as Kathryn Stilwell, and Noah Stilwell,
hereinafter called grantor, does hereby grant, bargain, sell and convey unto
Kathryn McGuire,

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lake, State of Oregon, described as follows, to-wit:

Lot 1 in Block 7 of Christmas Valley Townsite Unit No. 11, a subdivision located in Section 10 of Township 27 South, Range 17 East of the Willamette Meridian

(Acct #: 4328 Map and Taxlot #: 27 17 10CA-2400)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

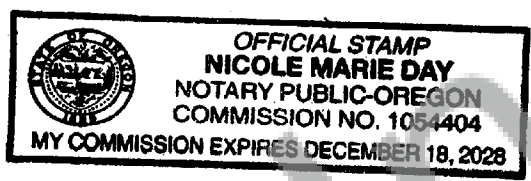
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

In Witness Whereof, the grantor has executed this instrument this 06 day of July, 2025

By: Kathryn McGuire
Kathryn McGuire

STATE OF OREGON, County of Deschutes) ss.

On July 6, 2025, personally appeared the above named Kathryn McGuire and acknowledged the foregoing instrument to be his voluntary act and deed.



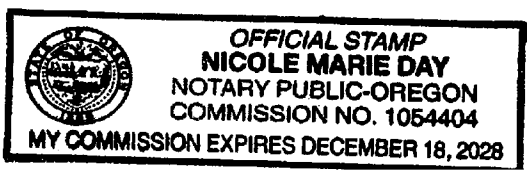
Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 12/18/2028

In Witness Whereof, the grantor has executed this instrument this 7-5-25 day of July, 2025

By: Noah Stilwell
Noah Stilwell

STATE OF OREGON, County of Deschutes) ss.

On July 3, 2025, personally appeared the above named Noah Stilwell and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 12/18/2028