



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005819

Klamath County, Oregon

07/09/2025 10:25:01 AM

Fee: \$92.00

After recording return to:

James David Olliffe and Pamela Fae Olliffe

14447 Piney Ct

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

James David Olliffe and Pamela Fae Olliffe

14447 Piney Ct

Klamath Falls, OR 97601

File No. 1005098

STATUTORY WARRANTY DEED

Quintin D. McBain and Paula J. McBain, Trustees of the QPC McBain Trust, Grantor(s), hereby convey and warrant to

James David Olliffe and Pamela Fae Olliffe with right of survivorship,

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:

Lot 3 and 4 of the RIVERSIDE ADDITION TO KENO, in the SW1/4, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with a Parcel of land more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2 of said RIVERSIDE ADDITION TO KENO; thence South 39°55'02" East a distance of 190.61 feet, to the Easterly line of said Lot 2; thence along the Easterly boundary of said Lot 2, South 31°15'02" West a distance of 13.83 feet, to the original Southeasterly corner of said Lot 2; thence leaving the Easterly boundary of said Lot 2, North 36°04'43" West a distance of 195.51 feet, to the point of beginning.

The true and actual consideration for this conveyance is \$314,900.00.

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: 6-11-25

The QPC McBain Trust

By: Quintin D. McBain

Quintin D. McBain, trustee

By: Paula J. McBain

Paula J. McBain, trustee

State of Oregon} ss.
County of Klamath}

On this 11 day of June, 2025, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Quintin d. McBain and Paula J. McBain known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the QPC McBain Trust 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 9-27-2027

