

Returned a. Counter



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01/14/2026 12:31:27 PM

Fee: \$92.00

After Recording, Return to:
Laurie A. McKillip
2519 Berkeley St.
Klamath Falls, OR 97601

**Until a change is requested,
all tax statements shall be
sent to the following address:**
Laurie A. McKillip
2519 Berkeley St.
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

JAMES I. MCKILLIP AND LAURIE A. MCKILLIP, Grantors, convey and specially warrant to LAURIE A. MCKILLIP, Grantee, the following described real property free of encumbrances created or suffered by the Grantors, except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

PARCEL 1

Lot 7 in Block 22 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

A parcel of land situated in the SW1/4 of the SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

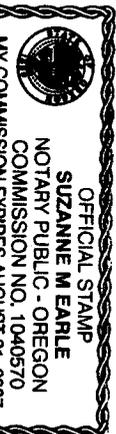
Beginning at the initial point of beginning of Tract No. 1151, CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, a 2" x 36" galvanized iron pipe, said point being the Northwest corner of vacated Block 21, BUENA VISTA ADDITION; thence South 00 degrees 01'15" West 380.00 feet to a 5/8 inch iron rod; thence South 00 degrees 03' 22" West 140.00 to a 5/8 inch iron rod, said point being the true point of beginning; thence South 89 degrees 55' 30" East 100.09 to a 5/8 inch iron rod, said point being the Southeast corner of Lot 1, Block 1, CHIA PARK; thence continuing South 89 degrees 55' 30" East 40.07 feet to an iron rod; thence South 00 degrees 01' 50" West 20 feet more or less to the Northeast corner of Lot 7, Block 22, BUENA VISTA ADDITION; thence West along the North line of said Lot 7, 140 feet, more or less, to the Northwest corner of said Lot 7; thence North 20 feet, more or less, to the point of beginning.

The said property is free from encumbrances created or suffered by the Grantors except: easements, restrictions, covenants, and conditions of record.

The true consideration for this conveyance is pursuant to a General Judgment of Dissolution of Marriage; Money Award (By Stipulation), in Klamath County Circuit Court Case No. 25DR16912, entered on November 4, 2025.

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,

SPECIAL WARRANTY DEED



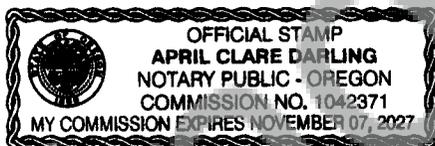
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD 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 23rd day of December, 2025.

James I. McKillip
JAMES I. MCKILLIP, Grantor

STATE OF OREGON) ss.
County of Klamath)

This record was acknowledged before me on January 13th, 2026,
by James I. McKillip.



[Signature]
Notary Public for Oregon
My Commission Expires: 11/07/2027

Laurie A. McKillip
LAURIE A. MCKILLIP, Grantor

STATE OF OREGON) ss.
County of Klamath)

This record was acknowledged before me on December 31, 2025,
by Laurie A. McKillip.



Suzanne M Earle
Notary Public for Oregon
My Commission Expires: August 31, 2027

MY COMMISSION EXPIRES NOVEMBER 07, 2027

MY COMMISSION EXPIRES AUGUST 31, 2027