

Returned at Counter

2026-002355
Klamath County, Oregon



00354064202600023550020027

03/17/2026 11:50:17 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Marcus S. McDonald
5756 Leland Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Marcus S. McDonald
5756 Leland Drive
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

George M. McDonald and Nicolette Joy Olsen, Grantors, hereby convey and warrant to Marcus S. McDonald, Grantee, their interests in the following described real property in the County of Klamath and State of Oregon (the "Property") free of encumbrances, except as specifically set forth herein:

Lot 1, Block 2, SUBDIVISION OF BLOCKS 2B and 3 OF HOMEDALE, in the County of Klamath, State of Oregon, less that portion described as follows:

Beginning at a point on the Southwesterly right of way line of Leland Drive which point is North 52° 38' West 92.5 feet from the Northeast corner of said Lot 1, thence continuing North 52° 38' West 104.1 feet to the Northwest corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 7' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less to the Point of Beginning.

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

Tax Account Number: 549525

The true consideration for this conveyance is \$0.00, however, the actual consideration consists of other property or values which is the whole consideration.

The above-described property is free from all liens and encumbrances, EXCEPT: any liens or encumbrances of record, if any, as of the date this deed and those shown below if any:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

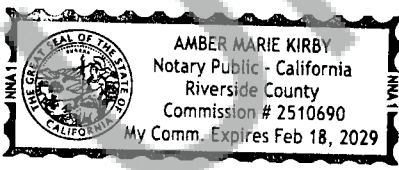
DATED this 27 day of Feb, 2026

[Redacted]
George M. McDonald, Grantor

Nicolette Joy Olsen
Nicolette Joy Olsen, Grantor

STATE OF CA)
County of Riverside) ss

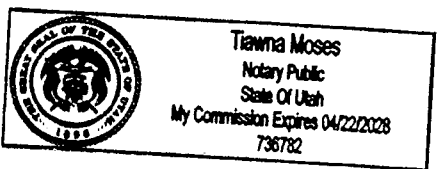
On this 27 day of Feb, 2026 personally appeared before me the above-named George M. McDonald and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission expires: 02/18/2029

STATE OF Utah)
County of San Juan) ss

On this 04 day of March, 2026, personally appeared before me the above-named Nicolette Joy Olsen and acknowledged the foregoing instrument to be his voluntary act and deed.



Tiawna Moses
Notary Public for Oregon
My Commission expires: 04-22-28