



After recording return to:
Kelli Rochelle Mcinnis
309 Martin Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kelli Rochelle Mcinnis
309 Martin Street
Klamath Falls, OR 97601

File No.: 7161-4361088 (SA)
Date: March 16, 2026

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cheryl Jones, Grantor, conveys and warrants to **Kelli Rochelle Mcinnis and Michael Tyrone Wills, Jr., not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

ALL OF LOTS 24, 25 AND THE SOUTHEAST ONE-HALF OF LOT 26 IN BLOCK 21 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN INTEREST IN A CERTAIN COMMUNITY DRIVEWAY AND GARAGE AS SHOWN IN BOOK 104 PAGE 190, RECORDS OF KLAMATH COUNTY, OREGON.

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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

APN: 418104

Statutory Warranty Deed
- continued

File No.: 7161-4361088 (SA)

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 1 day of May, 2026

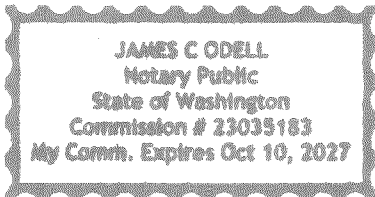
[Redacted Signature]

Cheryl Jones

STATE OF ~~Oregon~~ ^{JCO Washington}
County of ~~Klamath~~ ^{JCO snottmish}) ss.

This instrument was acknowledged before me on this 1 day of May, 2026
by **Cheryl Jones**.

[Redacted Signature]



^{JCO}
Notary Public for ~~Oregon~~ ^{washington}
My commission expires: 10/10/2027