

**VIRGINIA C. STIRLING, GRANTOR  
THOMAS R. STIRLING, GRANTEE**

**STATUTORY WARRANTY DEED**

**VIRGINIA C. STIRLING**, Grantor, conveys and warrants to **THOMAS R. STIRLING**, Grantee, half (1/2) of her interest in the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, and described as follows:

Lot Thirty-four (34), Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above-described real property.

and commonly known as: [No street address.]

The true and actual consideration for this conveyance consists of other property or value given or promised which is the whole consideration - \$0.00.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

After Recording Return To:

Mr. Thomas R. Stirling  
3085 South Redwood  
Las Vegas, Nevada 89146

Until a change is requested,  
all tax statements shall be  
sent to the following address:

Mr. Thomas R. Stirling  
3085 South Redwood  
Las Vegas, Nevada 89146

James M. O'Reilly, Attorney at Law  
3321 North Buffalo Drive, Suite 200, Las Vegas, Nevada 89129 (702) 477-7517  
1463 Highway 395 North, Suite 102, Gardnerville, Nevada 89410-8968 (775) 782-3647

State of Oregon, County of Klamath  
Recorded 10/05/99, at  
10:39 a.m.  
In Vol. M99 Page 39618  
Linda Smith,  
County Clerk      Fee\$ 35<sup>00</sup>

39618

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

Following this conveyance, the ownership of said real property will be in said Grantee as to the fee with rights of survivorship.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY USES OF LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAW AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE, AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

Dated this 24th day of September, 1999.

Virginia C. Stirling  
VIRGINIA C. STIRLING, Grantor

STATE OF NEVADA      )  
                                      : SS  
COUNTY OF CLARK      )

On September 24, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VIRGINIA C. STIRLING, personally known to me (or proved to me upon satisfactory evidence) to be the person whose name is subscribed to the within instrument, and who acknowledged to me that she executed the same.



Sherrie L. Carrico  
Notary Public

James M. O'Reilly, Attorney at Law  
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1463 Highway 395 North, Suite 102, Gardnerville, Nevada 89410-8968 (775) 782-3647