



mtc 58860-TM

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

SHARON M. HARTLEY

146 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

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

SHARON M. HARTLEY

146 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT58860-TM

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 11/27/2002 3:03 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 NOV 27 PM 3:03

## WARRANTY DEED

RONALD C. MCVAY and BARBARA A. MCVAY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SHARON M. HARTLEY, SANDRA HARTLEY and STEVEN C. HARTLEY, with the rights of  
survivorship

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
KEY#375711 3809-028DC-05200

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 155,500.00.

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 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

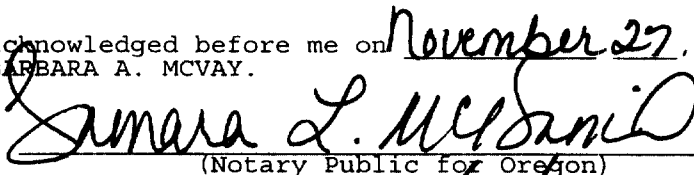
Dated this 27 day of November 2002

  
RONALD C. MCVAY

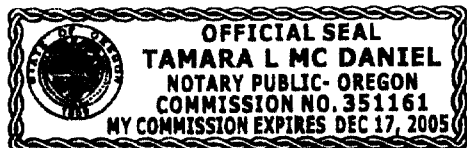
  
BARBARA A. MCVAY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 27, 2002 by  
RONALD C. MCVAY AND BARBARA A. MCVAY.

  
(Notary Public for Oregon)

My commission expires 12/17/05



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of Lots 1, 2, and 3 of Block 15 in DIXON 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of said Block 15, thence Westerly along the South line of said Block 15, a distance of 147.18 feet to the Southwest corner of Lot 3 of said Block 15; thence Northerly along the Westerly line of said Block 15, a distance of 66 feet; thence Easterly, a distance of 147.18 feet, more or less, to a point on the Easterly line of said Block 15 which is 66 feet Northerly along said line from the Southeast corner of said Lot 1; thence Southerly along the Easterly line of said Lot 1 a distance of 66 feet to the point of beginning.