

04 JUN 4 PM 1:59

1st 374852

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Mathew K. McVay  
525 Mesa Street  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Mathew K. McVay and Tatiana V.  
McVay

Grantee's Name and Address

After recording, return to (Name, Address, Zip:)

Same as above

Until requested otherwise, send all tax statements to (Name, Address, Zip:)

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 06/04/2004 1:59 p m  
Vol M04 Pg 35976  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

Name \_\_\_\_\_ Title \_\_\_\_\_

By \_\_\_\_\_, Deputy

**WARRANTY DEED**

Know all by these presents that **Mathew K. McVay, a married man, who acquired title as an estate in fee simple**

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **Mathew K. McVay and Tatiana V. McVay, husband and wife, as tenants by the entirety**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**Lots 2, 3 and N 1/2 of Lot 4 Block 5, The Terraces, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all person whomsoever, except those claiming under the above described encumbrances.

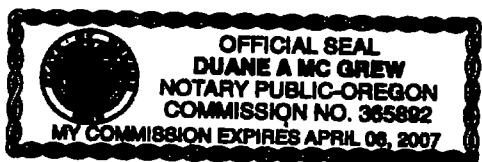
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on May 22, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

Mathew K. McVay  
Mathew K. McVay

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on May 22, 2004  
By Matthew K. McVay  
This instrument was acknowledged before me on \_\_\_\_\_  
By \_\_\_\_\_  
As \_\_\_\_\_  
Of \_\_\_\_\_



Duane A. McGrew  
Notary Public for Oregon  
My commission expires: 4-6-2007

21F