

01/07/2005 10:37

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After recording return to:
Maria Elena Ayala
2330 Rosicky Avenue
Malin, OR 97632

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

Maria Elena Ayala
2330 Rosicky Avenue
Malin, OR 97632

File No.: 7021-495344 (SAC)
Date: December 21, 2004

State of Oregon, County of Klamath
Recorded 01/07/2005 3:37 p m
Vol M05 Pg 01692-3
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Kelly Brian McVay, Sr. and Sandra Joann McVay, Grantor, conveys and warrants to **Maria Elena Ayala**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West 50 feet of Lots 1, 2, and 3 and 4 of Block 61, Supplemental Plat of the City of Malin, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with the vacated alley abutting the West boundary line of said lots.

This property is free from liens and encumbrances, EXCEPT:

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.

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.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

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