

05 MAR 23 AM 11:04

MTZ-68835 SH



State of Oregon, County of Klamath
Recorded 03/23/2005 11:04 a m
Vol M05 Pg 19155
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

After recording return to:
MATTHEW K. MC VAY
525 MESA STREET
Klamath Falls, OR 97601

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

MATTHEW K. MC VAY
525 MESA STREET
Klamath Falls, OR 97601

Escrow No. MT68835-SH

STATUTORY WARRANTY DEED

NOLAN SOUTH and WILMA SOUTH, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MATTHEW K. MC VAY and TATIANA V. MC VAY, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2, Block 10, KLAMATH LAKE 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.

Tax Account No: 3809-019DB-04800-000 Key No: 437030

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$34,500.00**.

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 18 day of Mar- 2005

Nolan South
NOLAN SOUTH

Wilma South
WILMA SOUTH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 18, 2005 by NOLAN SOUTH and WILMA SOUTH.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

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