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MTZ-68436 SH

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State of Oregon, County of Klamath  
Recorded 04/07/2005 3:22 p.m.  
Vol M05 Pg 24017  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randall Ray McNair, Jr.

4825 Laverne Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Randall Ray McNair, Jr.

4825 Laverne Avenue

Klamath Falls, OR 97603

Escrow No. MT68436-SH

### STATUTORY WARRANTY DEED

**Jerry E. Iverson and Vicki A. Iverson, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Randall Ray McNair, Jr. and Stacy Lynn McNair, 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 36 of PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No. 3909-011CA-01200-000

Key No: 552538

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 **\$168,000.00**.

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 4<sup>th</sup> day of April, 2005

Jerry E. Iverson  
Jerry E. Iverson

Vicki A. Iverson  
Vicki A. Iverson

State of Oregon

County of KLAMATH MARION

This instrument was acknowledged before me on April 04, 2005 by Jerry E. Iverson and Vicki A. Iverson.

Janet N. Friesen  
(Notary Public for Oregon)

My commission expires 5/13/2007



9/10  
pm