

M06-01296

Klamath County, Oregon

01/23/2006 11:41:20 AM

Pages 2 Fee: \$26.00

1st 742597

WARRANTY DEED -- STATUTORY FORM

BRENDA G MAGEE, Grantor,

conveys and warrants to

KORBET D. MCENIRY and JULIA K. MCENIRY, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 5 IN BLOCK 2 OF TRACT NO. 1069 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): 166162

Map/Tax Lot No(s): 2607001D006700

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$40,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 19 day of January, 2006.

Brenda G. Magee
BRENDA G MAGEE

STATE OF CALIFORNIA, COUNTY OF _____) SS.

This instrument was acknowledged before me on January ____, 2006 by BRENDA G MAGEE.

(Notary Public)

My commission expires _____

See attachment
NP HSF

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
KORBET D. MCENIRY AND JULIA MCENIRY
16530 SOUTH PAM DRIVE
OREGON CITY, OR 97045

TITLE NO. 742597
ESCROW NO. 14-0000906

xi

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

ss.

On January 19th, 2006, before me, Heather S. Figg, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Brenda G. Bragee
Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and
acknowledged to me that ~~he~~/she/~~they~~ executed
the same in his/her/their authorized
capacity(~~ies~~), and that by ~~his~~/her/~~their~~
signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Heather S. Figg
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document(s)

Title or Type of Document: Warranty Deed

Document Date: January 19th, 2006 Number of Pages: one

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General N/A

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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