

MTL- 73026 DS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-03850**

Klamath County, Oregon

03/02/2006 10:37:31 AM

Pages 2 Fee: \$26.00

After recording return to:

Marcus McDonald

2915 Summers Lane

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Marcus McDonald

2915 Summers Lane

Klamath Falls, OR 97603

Escrow No. MT73026-DS

Title No. 0073026

SWD

### STATUTORY WARRANTY DEED

**Connie B. Worrell, Successor Trustee of The Johnnie E. Spore Revocable Trust, UDA May 6, 2003**, Grantor(s) hereby convey and warrant to **Marcus McDonald**, 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:

Beginning at a point 400 feet North of the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence East 238 feet; thence North 75 feet; thence West 238 feet; thence South 75 feet to the point of beginning, being a portion of the SW1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING any portion lying within the Summers Lane.

Tax Account No: 3909-002CC-03500-000

Key No: 520421

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 **\$134,900.00**.

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)).

26.00

Dated this 28 day of February, 2006

The Johnnie E. Spore Revocable Trust, UDA May 6, 2003

Connie B. Worrell  
Connie B. Worrell, Successor Trustee

State of Oregon  
County of KLAMATH

On this 28 day of February, 2006, before me Lisa Weatherby, a notary public in and for said State, personally appeared Connie B. Worrell being by me first duly sworn, declared that she is the Trustees of the The Johnnie E. Spore, Revocable Trust, UDA May 6, 2003 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Lisa Weatherby  
Notary Public for Oregon  
Residing at: Klamath County  
Commission Expires: 11/20/07

