

M06-08804

Klamath County, Oregon

05/04/2006 02:46:51 PM

Pages 1 Fee: \$21.00

1st 808747
WARRANTY DEED -- STATUTORY FORM

FREDERICK W. RILEY, ALSO KNOWN AS FREDERICK WILLIAM RILEY, Grantor,

conveys and warrants to

MICHAEL C. MCKAY and CLAUDIA C. MCKAY, husband and wife, Grantee,

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

Lot 6 in Block 1, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 157840

Map/Tax Lot No(s): 2507-036CO-00400

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 \$44,500.00 .

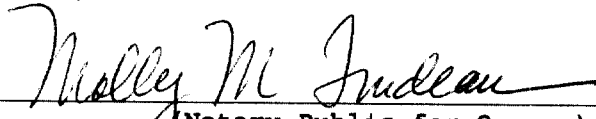
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

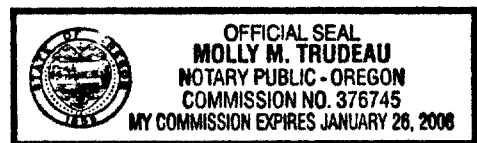
Dated this 2 day of May, 2006.


FREDERICK W. RILEY

STATE OF OREGON, COUNTY OF Lane) SS.

This instrument was acknowledged before me on May 2, 2006 by FREDERICK W. RILEY.


(Notary Public for Oregon)
My commission expires 1/26/08



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:
MICHAEL & CLAUDIA MCKAY
PO BOX 44199
TACOMA, WA 98444

TITLE NO. 14-0024906
ESCROW NO. 14-0024906

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