

M06-11449

Klamath County, Oregon

06/06/2006 02:38:28 PM

Pages 2 Fee: \$26.00



After recording return to:
Eugene T. Perry
4441 Balsam Drive
Klamath Falls, OR 97601

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

Eugene T. Perry
4441 Balsam Drive
Klamath Falls, OR 97601

File No.: 7021-817215 (MTA)

Date: May 08, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles E. McGee and Karol M. McGee as tenants by the entirety, Grantor, conveys and warrants to **Eugene T. Perry**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 48 and 49 Cregan Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

APN: 535549

Statutory Warranty Deed
- continued

File No.: **7021-817215 (MTA)**
Date: **05/08/2006**

Dated this 5 day of June, 2020

Charles E. McGee *Atty in fact.*

Karol M. McGee
Karol M. McGee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of June, 2006
by **Charles E. McGee and Karol M. McGee.** Atty In fact
Karol M. McGee, Ind State

Notary Public for Oregon
My commission expires:

825

