

M06-13353

Klamath County, Oregon

06/30/2006 10:48:19 AM

Pages 1 Fee: \$21.00

After Recording Return to:

DAN HALLEY McLAUGHLIN and SHAYNE LEE McLAUGHLIN

~~657 TROUVILLE AVE., #2 P.O. Box 141~~

~~GROVER BEACH, CA 93433~~ LaPine, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 60531NP

ASPEN: 63431

WARRANTY DEED

DANIEL L. GANDY JR. and NICOLE L. GANDY, as Tenants by the Entirety, herein called grantor, convey(s) to DAN HALLEY McLAUGHLIN and SHAYNE LEE McLAUGHLIN, as Tenants by the Entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 21, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

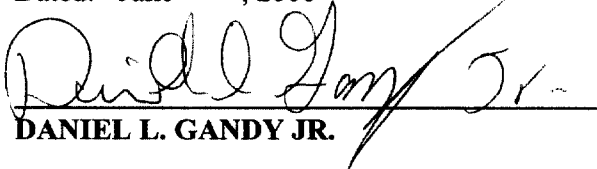
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

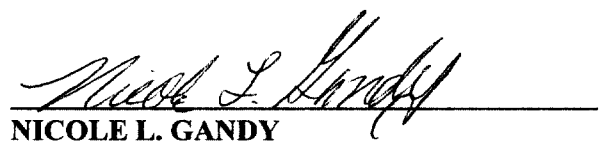
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$156,000.00.

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

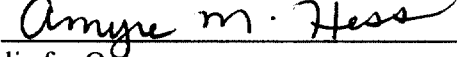
Dated: June 28, 2006

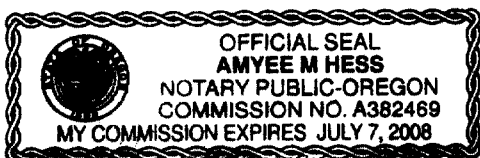

DANIEL L. GANDY JR.


NICOLE L. GANDY

STATE OF OREGON, County of DESCHUTES) ss.

On June 28, 2006, personally appeared the above named DANIEL L. GANDY JR. and NICOLE L. GANDY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 7/7/2008



Official Seal

\$21-A