

**M06-13373**

Klamath County, Oregon

06/30/2006 11:53:50 AM

Pages 1 Fee: \$21.00

After recording return to:

Matthew L. Brimmer

PO Box 1050

Keno, OR 97627

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

Matthew L. Brimmer

PO Box 1050

Keno, OR 97627

Escrow No. MT74982-KR

Title No. 0074982

5/13/06

**STATUTORY WARRANTY DEED**

**Ronald C. McVay and Barbara A. McVay, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Matthew L. Brimmer and Tawnya M. Brimmer, as tenants by the entirety**, 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:

Lot 3 Block 10 KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DB-04900-000

Key No: 437012

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$160,000.00**.

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.

Dated this 29<sup>th</sup> day of June, 2006

Ronald C. McVay  
Ronald C. McVay

Barbara A. McVay  
Barbara A. McVay

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 29, 2006 by Ronald C. McVay and Barbara A. McVay.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007