

2006-025201

Klamath County, Oregon



THIS S



12/21/2006 03:46:42 PM

Fee: \$31.00

After recording return to:
Ryan McAuliffe and Amie McAuliffe
Po Box 383
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
Ryan McAuliffe and Amie McAuliffe
PO Box 383
Merrill, OR 97633

File No.: 7021-955019 (SFK)
Date: December 19, 2006

STATUTORY WARRANTY DEED

Dennis V. Holl and Katherine Holl, as tenants by the entirety, Grantor, conveys and warrants to **Ryan McAuliffe and Amie McAuliffe, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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 **\$72,500.00**. (Here comply with requirements of ORS 93.030)

31-F

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 21 day of December, 2006

Dennis V. Holl
Dennis V. Holl

Katherine Holl
Katherine Holl

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21st day of December, 2006
by **Dennis V. Holl and Katherine Holl.**



Sarah Kness

Notary Public for Oregon
My commission expires:

APN: **R104997**

Statutory Warranty Deed
- continued

File No.: **7021-955019 (SFK)**
Date: **12/19/2006**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1 OF MAJOR PARTITION 63-91, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 41 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.