

2007-007741  
Klamath County, Oregon



04/30/2007 03:15:32 PM

Fee: \$21.00

After Recording Return to:  
**KEVIN MCCOY and DANIELLE R MCCOY**  
5133 Sumac  
Klamath Falls, Or. 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**KEVIN MC COY and DANIELLE R MC COY**  
Same as above 726 Roseway Drive  
**Klamath Falls, Or. 97601**

ATE: 64614 MS

**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERT D. SWEAT and ELIZABETH C. SWEAT**, herein called grantor, convey(s) to **KEVIN MCCOY and DANIELLE R MCCOY**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 11, Block 6, Tract No. 1035, GATEWOOD**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 063 MAP 3909-014AB TL 02300 KEY #569824**

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 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 **\$226,300.00**.  
(here comply with the requirements of ORS 93.930)

**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 April 23, 2007.

  
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**ROBERT D. SWEAT**

  
\_\_\_\_\_  
**ELIZABETH C. SWEAT**

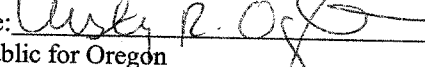
STATE OF OREGON, County of Kane ) ss.

On April 26<sup>th</sup>, 2007 personally appeared the above named **ROBERT D. SWEAT and ELIZABETH C. SWEAT** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

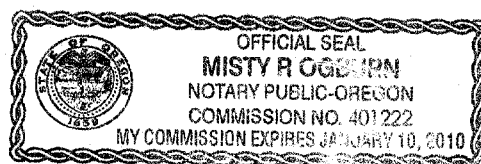
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064614

Before me:   
Notary Public for Oregon  
My commission expires: January 10, 2010

Official Seal



\$21-A