

2007-008318

Klamath County, Oregon



05/08/2007 03:00:12 PM

Fee: \$26.00

After Recording Return to:
**JEREMY MCFARLAND and
TARA MCFARLAND**
3229 Boardman

Klamath Falls OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED
(INDIVIDUAL)

ATE: 64689 PS
JERAMY A.
CHARLES L. LARSON, herein called grantor, convey(s) to ~~JEREMY~~ **JEREMY MCFARLAND and TARA J. MCFARLAND, husband and wife**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$139,000.00**.
(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 20, 2007.

CHARLES L. LARSON

STATE OF OREGON, County of Jackson) ss.

On May 1, 2007 personally appeared the above named **CHARLES L. LARSON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064689

Before me:
Notary Public for Oregon
My commission expires:

Official Seal



\$26-A

Exhibit A

A tract of land situated in Lot 20, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 00° 19' 43" East on the East line of said Lot 20, 116.00 feet; thence North 89° 30' 46" West, 23.00 feet; thence South 00° 19' 43" West, 15.99 feet; thence North 89° 30' 46" West, 33.01 feet; thence South 00° 19' 43" West, 100.00 feet to a point on the South line of said Lot 20; thence 89° 30' 46" East on said South line, 56.00 feet to the point of beginning.

CODE 041 MAP 3909-003CA TL 06601 KEY #861856