

MTCT8332

2007-009803

Klamath County, Oregon



05/31/2007 03:38:03 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

ELMER L. TRIMBLE and MILDRED J. TRIMBLE, as tenants by the entirety,
Grantor,

conveys and warrants to

SAMUEL L. MCCLELLIN and MARILYN K. MCCLELLIN, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 9, Block 5, SUN FOREST ESTATES TRACT 1060, according to the official
plat thereof on file in the office of the County Clerk of Klamath County
Oregon.

Tax Account No(s): 140396

Map/Tax Lot No(s): 2310-036C0-07000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$179,000.00 .

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, 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 day of May, 2007.

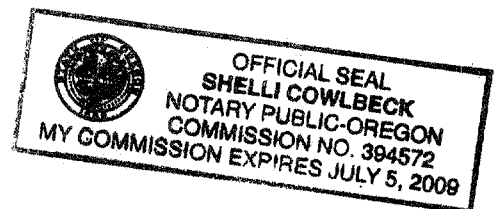
Elmer L. Trimble
ELMER L. TRIMBLE

Mildred J. Trimble
MILDRED J. TRIMBLE

Oregon
STATE OF ~~CALIFORNIA~~, COUNTY OF Deschutes.

This instrument was acknowledged before me on May 29, 2007 by ELMER L.
TRIMBLE and MILDRED J. TRIMBLE.

Shelli Cowlbeck
(Notary Public)
My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

SAM MCCLELLIN
1196 LONDON WAY
NAPA, CA 94559

TITLE NO. 14-0002707