

2007-010818
Klamath County, Oregon



06/15/2007 11:49:04 AM

Fee: \$21.00

After Recording Return to:
SEAN P. MCDOUGLE and AMBER D. MCDOUGLE
7257 Hilgard Ave.
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SEAN P. MCDOUGLE and AMBER D. MCDOUGLE
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 64705MS

SHARI LYNN CHACE, herein called grantor, convey(s) to SEAN P. MCDOUGLE and AMBER D. MCDOUGLE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of Major Partition No. 35-90 situated in the SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

CODE 043 MAP 3909-001DD TL 02200 KEY# 510799

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 \$177,000.00.
(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 June 8, 2007.

SHARI LYNN CHACE

STATE OF OREGON, County of Klamath) ss.

On June 08, 2007 personally appeared the above named SHARI LYNN CHACE and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064705

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



421-14