

2007-013347

Klamath County, Oregon



00027903200700133470030038

07/27/2007 03:11:32 PM

Fee: \$31.00



After recording return to:
Ryan Gallagher and Samantha
Gallagher
415 W Front Street
Merrill, OR 97633

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

Ryan Gallagher and Samantha
Gallagher
415 W Front Street
Merrill, OR 97633

File No.: 7021-1068830 (ALF)

Date: July 03, 2007

THIS SPACE

STATUTORY WARRANTY DEED

RP
Ryan K McAuliffe and Amie G M McAuliffe, Grantor, conveys and warrants to **Ryan Gallagher and Samantha Gallagher, husband and wife 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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$210,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of July, 2007.

Ryan K McAuliffe
Ryan K McAuliffe

Amie G M McAuliffe
Amie G M McAuliffe

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of July, 2007
by **Ryan K McAuliffe and Amie G M McAuliffe.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10

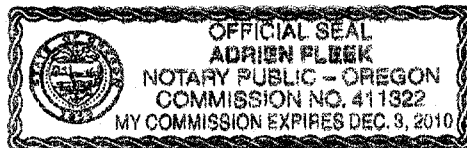


EXHIBIT A

LEGAL DESCRIPTION:

TRACT 49 OF MERRILL TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SAVE AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY.

A PORTION OF TRACT 49 OF MERRILL TRACTS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 49 (WHICH POINT IS ALSO ON THE SOUTHERLY LINE OF FRONT STREET); EXTENDING THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 49 A DISTANCE OF 330 FEET TO SOUTHWEST CORNER OF SAID TRACT 49, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 264 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 49; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT DISTANCE OF 170 FEET; THENCE WEST AT A RIGHT ANGLE A DISTANCE OF 140 FEET; THENCE NORTH AT A RIGHT ANGLE A DISTANCE OF 160 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 49; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 49 (ALSO THE SOUTH LINE OF FRONT STREET) A DISTANCE OF 124 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.