

MTC 80072

2007-013695

Klamath County, Oregon



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08/02/2007 02:43:15 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

CHRISTOPHER N. PERRY and KAREN DEPUEY PERRY, as tenants by the entirety, Grantor,

conveys and warrants to

CLYDE O. McCALL and GERALDINE VELMA McCALL, as tenants by the entirety, Grantee,

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

Lot 8, Block 17, SECOND ADDITION TO RIVER PINE ESTATES, TRACT NO. 1061, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 130441

Map/Tax Lot No(s): 230913 CO 06200

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 \$93,000.00 .

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.

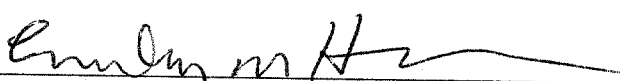
Dated this 31 day of July, 2007.


CHRISTOPHER N. PERRY

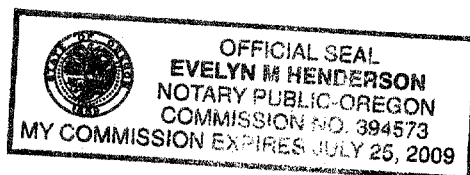

KAREN DEPUEY PERRY

STATE OF OREGON, COUNTY OF Deschutes SS.

This instrument was acknowledged before me on July 31, 2007 by CHRISTOPHER N. PERRY and KAREN DEPUEY PERRY.


(Notary Public for Oregon)

My commission expires 7-25-09



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:
CLYDE O. & GERALDINE V. McCALL
1602 S 17TH
COOS BAY, OR 97420

Title No. 80072

21.00 Escrow No. 14-0027607