

2007-014157

Klamath County, Oregon



After recording return to:
Robert McColly, Jr.
P.O. Box 567
Rockaway Beach, OR 97136

Until a change is requested all tax statements
shall be sent to the following address:
Robert McColly, Jr.
P.O. Box 567
Rockaway Beach, OR 97136

File No.: 7052-1092038 (jim)
Date: August 08, 2007

THIS SPACE



08/10/2007 11:37:17 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Amy C. Sherman, Grantor, conveys and warrants to **Robert McColly, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 16, BLOCK 39, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

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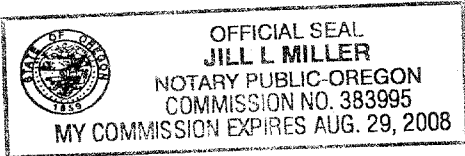
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 9 day of August, 2007.

Amy C. Sherman
Amy C. Sherman

STATE OF Oregon)
)ss.
County of Tillamook)

This instrument was acknowledged before me on this 9 day of August, 2007
by **Amy C. Sherman**.



Jill L. Miller
Jill L. Miller
Notary Public for Oregon
My commission expires: 08/29/2008