

MTC 80185-MS

THIS SPACE RI

2007-015098  
Klamath County, Oregon



08/27/2007 11:38:49 AM

Fee: \$21.00

After recording return to:

Walter L. McPherson, Jr.

3254 Barnes Way

Klamath Falls, OR 97603

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

Walter L. McPherson, Jr.

3254 Barnes Way

Klamath Falls, OR 97603

Escrow No. MT80185-MS

Title No. 0080185

SWD

### STATUTORY WARRANTY DEED

Walter L. McPherson, Jr. and Mona L. McPherson, Trustees of the Walter L. McPherson, Jr., and Mona L. McPherson Revocable Living Trust, UAD February 17, 2004, Grantor(s) hereby convey and warrant to **Walter L. McPherson, Jr. and Mona L. McPherson, as Tenants by the Entirety** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 40, Tract 1403 FIRST ADDITION TO KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:  
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1.00**.

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 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 ORS 197.352.

Dated this 22nd day of Aug, 2007

Walter L. McPherson, Jr., and Mona L. McPherson Revocable Living Trust, UAD February 7, 2004

Walter L. McPherson Jr.  
Walter L. McPherson Jr., Trustee

Mona L. McPherson  
Mona L. McPherson, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8/22, 2007 by Walter L. McPherson Jr. and Mona L. McPherson Trustees of the Walter L. McPherson and Mona L. McPherson Revocable Living Trust, UAD February 7, 2004



(Notary Public for Oregon)

My commission expires 2/20/10

21.00