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01/08/2008 08:14:52 AM

Fee: \$31.00

This document prepared by (and after
recording return to):
Name: JAMES MCCLELLAN
Firm/Company:
Address: 255 PAYNE RD
Address 2:
City, State, Zip: KANNAPOLIS, NC 28083
Phone: 704-938-7358

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

JAMES & KARYL MCCLELLAN
255 PAYNE RD
KANNAPOLIS, NC 28083

Escrow No.
Title No.

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED
[One Spouse to Both as Joint Tenants]

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES C MCCLELLAN**, an individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **JAMES C MCCLELLAN and KARYL H MCCLELLAN**, Husband and Wife, as Joint Tenants and not Tenants in Common, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **KLAMATH**, State of Oregon, to-wit:

BUENA VISTA ADDITION, BLOCK 23, LOT 11 & 12
MTL# R-3809-019DC-08800-000, Property ID# R438538

Prior instrument reference: Book _____, Page _____, Document No. M04-44279, of the Public Records of the County Clerk of **KLAMATH** County, Oregon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.
~~However, the actual consideration consists of or included other property or value given or~~

~~promised which is ☒ the whole ☐ part of the (indicate which) consideration.] (The sentence between the symbols ([]), if not applicable, should be deleted. See ORS 93.030.)~~ *Jm*

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does hereby covenant with Grantees that Grantor has in no way encumbered or burdened the property while in his or her custody and control.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the 2 day of January, 2008.

James M. McClellan
Grantor
JAMES MCCLELLAN

This instrument will 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.

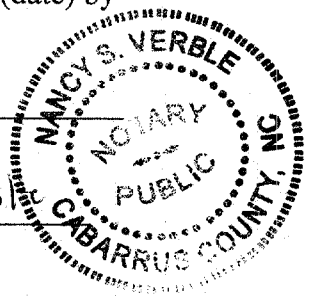
STATE OF North Carolina

COUNTY OF Cabarrus

This instrument was acknowledged before me on 1-2-08 (date) by James McClellan (name(s) of person(s))

Nancy S. Verble
Notary Public

Nancy S. Verble
Print Name



My Commission Expires: 3-27-2016

Grantor(s) Name, Address, phone:

JAMES MCCLELLAN
255 PAYNE RD
KANNAPOLIS, NC 28083

704-938-7358

Grantee(s) Name, Address, phone:

JAMES C MCCLELLAN and
KARYL H MCCLELLAN
255 PAYNE RD
KANNAPOLIS, NC 28083

704-938-7358

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