

THIS SPACE R

2008-001083

Klamath County, Oregon



00039118200800010830010014

01/28/2008 11:14:52 AM

Fee: \$21.00



Part Of The IELD-WEN Family

MT81273-TM

After recording return to:

Keith E. McClung

PO Box 7659

Klamath Falls, OR 97601

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

Keith E. McClung

PO Box 7659

Klamath Falls, OR 97601

Escrow No. MT81273-TM

Title No. 0081273

SWD

STATUTORY WARRANTY DEED

James W. Giorvas and Karol J. Giorvas, as tenants by the entirety, Grantor(s) hereby convey and warrant to Keith E. McClung as to an undivided 50% interest, Theodore Paddock as to an undivided 25% interest and Robert Reinke as to an undivided 25% interest, all as tenants in common., 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:

Lots 37 and 38, VILLA SAINT CLAIR, 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:

~~SUBJECT TO: Trust Deed dated February 23, 2006 and recorded February 27, 2006, in Volume M06, Page 03562, Microfilm records of Klamath County, Oregon, in favor of People's Bank of Commerce as beneficiary. The above named grantees do not agree to assume nor pay this Trust Deed and the above named grantors agree to hold the grantees harmless therefrom.~~

The true and actual consideration for this conveyance is \$365,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 11 day of January, 2008

James W. Giorvas

Karol J. Giorvas

State of Oregon

County of Washington

This instrument was acknowledged before me on January 11th, 2008 by James W. Giorvas and Karol J. Giorvas.

(Notary Public for Oregon)

My commission expires 8/01/10



21AMT