

MT81878-LW



THIS SPACE RE

2008-002943
Klamath County, Oregon



03/07/2008 03:33:26 PM

Fee: \$21.00

After recording return to:

STEVEN RICK MC CLOUD

~~6644 PATTERSON STREET~~ P.O. Box 26
~~KLAMATH FALLS, OR 97603~~ 97601

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

STEVEN RICK MC CLOUD

~~6644 PATTERSON STREET~~ P.O. Box 26
~~KLAMATH FALLS, OR 97603~~ 97601

Escrow No. MT81878-LW

Title No. 0081878

SWD

STATUTORY WARRANTY DEED

JAMES M. DETWILER, Grantor(s) hereby convey and warrant to **STEVEN RICK MC CLOUD and IRENA ROSE MC CLOUD**, 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 5, Block 11, TRACT NO. 1050 WINEMA PENINSULA, UNIT 3, 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:

The true and actual consideration for this conveyance is **\$200,000.00**.

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 6 day of 3, 08.

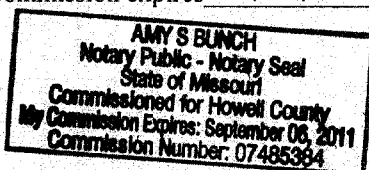
James M. Detwiler
JAMES M. DETWILER

State of MISSOURI
County of Howell

This instrument was acknowledged before me on March 6, 2008 by JAMES M. DETWILER.

Amy S. Bunch
(Notary Public)

My commission expires 09/06/2011



21A11