

MTC 82305-KR

THIS SPACE RESERVE

2008-005888

Klamath County, Oregon



04/23/2008 09:13:36 AM

Fee: \$21.00

After recording return to:

Thomas McDonald

46 AmeriTitle

300 Klamath Ave.

Klamath Falls, OR 97601

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

Thomas McDonald

3705 Evergreen Drive

Klamath Falls, OR 97603

Escrow No. _____

Title No. _____

SWD _____

STATUTORY WARRANTY DEED

PAMELA B. ERBES aka PAMELA B. MC DONALD, Grantor(s) hereby convey and warrant to **THOMAS MC DONALD**, 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 8 in Block 2 of PINE GROVE PONDEROSA, 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 **\$1.00**.

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 **17th** day of **April, 2008**.

Pamela B. McDonald Erbes

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 17, 2008 by Pamela McDonald Erbes

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

