

MT82488-MS

THIS SPACE R

2008-007578

Klamath County, Oregon



05/27/2008 11:34:29 AM

Fee: \$26.00

After recording return to:

David S. MacIvor

7649 Booth Road

Klamath Falls, OR 97603

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

David S. MacIvor

7649 Booth Road

Klamath Falls, OR 97603

Escrow No. MT82488-MS

Title No. 0082488

SWD

### STATUTORY WARRANTY DEED

David S. MacIvor, Grantor(s) hereby convey and warrant to David S. MacIvor and Fawn K. MacIvor, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$0.00**.

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 21st day of May, 2008

David S. MacIvor

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5/21, 2008 by David S. MacIvor.

(Notary Public for Oregon)

My commission expires 12/20/10



26AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tract 20 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin 37.4 feet Westerly from an iron pin which marks the Southeast corner of Tract 20 of JUNCTION ACRES, as filed in the County Clerk's office of Klamath County, Oregon, and running thence West a distance of 150 feet along the South line of Tract 20, which line is also the North right of way line of the County Road, to an iron pin; thence Northerly parallel to the line between Tract 20 and 21 a distance of 464.8 feet to an iron pin, thence Easterly parallel to the South line of Tract 20 a distance of 150 feet to an iron pin, thence South along a line parallel to the line between Tract 20 and 21, 464.8 feet, more or less to the point of beginning, situate in the SW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.