

2008-008796

Klamath County, Oregon



THIS SPACE



06/17/2008 03:37:06 PM

Fee: \$26.00

After recording return to:  
Matthew M. Shuck and Mary C. Shuck  
19770 Dodds Hollow Road  
Merrill, OR 97633

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew M. Shuck and Mary C. Shuck  
19770 Dodds Hollow Road  
Merrill, OR 97633

File No.: 7021-1234336 (DMC)  
Date: June 02, 2008

### STATUTORY WARRANTY DEED

**Charles Victor Shuck**, Grantor, conveys and warrants to **Matthew M. Shuck and Mary C. Shuck as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 2 of Minor Land Partition No. 80-18, situated in the W1/2 NE1/4, Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

FLW

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13 day of June, 2008.

  
Charles Victor Shuck

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13 day of June, 2008  
by **Charles Victor Shuck**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009