

2008-008802

Klamath County, Oregon



After recording return to:
Marilyn D. McClellan
P. O. Box 7664
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Marilyn D. McClellan
P. O. Box 7664
Klamath Falls, OR

File No.: 7021-1244068 (DMC)
Date: June 11, 2008

THIS SPA



06/17/2008 03:44:06 PM

Fee: \$36.00

STATUTORY WARRANTY DEED

Nathan X. Thompson and Alecia D. Thompson, as tenants by the entirety, Grantor, conveys and warrants to **Marilyn D. McClellan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

F3v-

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 14th day of June, 2008.

Nathan X. Thompson
Nathan X. Thompson


Alecia D. Thompson

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Nathan X. Thompson and Alecia D. Thompson.**

Notary Public for
My commission expires:

ACKNOWLEDGMENT

State of California

County of BUTTE

On June 14, 2008 before me, MARIETTA BEATTIE NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared NATHAN X. THOMPSON AND
ALESIA D THOMPSON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Marietta Beattie



(Seal)

APN: **R366954**

Statutory Warranty Deed
- continued

File No.: **7021-1244068 (DMC)**
Date: **06/11/2008**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 9, BLOCK 110, EXCEPT THE WESTERLY 55 FEET, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.