

2008-010180

Klamath County, Oregon



00049840200800101800010011

07/15/2008 03:19:31 PM

Fee: \$21.00

MTC 82440

After recording return to:

Kevin B. McDaniel  
 Michelle McDaniel  
~~211 Phillips~~ PO BOX 80  
 Canyonville, OR 97417-0080

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

Same as Above

Order Number: 10510

Reserved for Recorder's Use

## STATUTORY WARRANTY DEED

Tim Tarpley and Kathee Tarpley, as tenants by the entirety Grantors convey and warrant to

Husband and wife

Kevin B. McDaniel and Michelle McDaniel, ~~Husband and Wife~~, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 5, Block 4, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No(s): 134385

Map/Tax Lot No(s): 2309-025A0-05000-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$198,000.00. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

Executed this 8 day of July, 2008

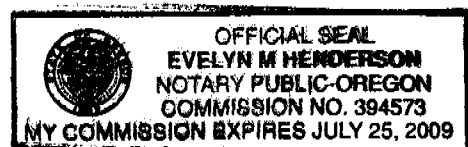
Tim Tarpley

Kathee Tarpley

State of Oregon, County of Deschutes ss.

This instrument was acknowledged before me on this 8 day of July, 2008 by Tim Tarpley and Kathee Tarpley

Notary Public for Oregon



21411