

WTC 82992-LW

THIS SPACE RE

2008-010831

Klamath County, Oregon



07/30/2008 03:41:51 PM

Fee: \$21.00

After recording return to:

WILLIAM WHITNEY

5550 AGATE STREET

RIVERSIDE, CA 92509-3927

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

WILLIAM WHITNEY

5550 AGATE STREET

RIVERSIDE, CA 92509-3927

Escrow No. MT82992-LW

Title No. 0082992

SWD

STATUTORY WARRANTY DEED

STEVEN MEGAHAN and LINDA J. MEGAHAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to WILLIAM WHITNEY and SANDRA WHITNEY, 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:

Parcel 3 of Land Partition 83-06, being Vacated Lots 13, 14, 15, 16, 17 and 18 of Block 23 and Vacated Lots 7, 8, 9, 10, 11, 12, 17 and 18 of Block 44 of "BOWNE ADDITION TO THE TOWN OF BONANZA", situated in NE 1/4 SE 1/4 Sec 9, T 39 S, R 11 E, WM, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$85,000.00.

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 30 day of July, 2008.

Signature of Steven Megahan, STEVEN MEGAHAN

Signature of Linda J. Megahan, LINDA J. MEGAHAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 30, 2008 by STEVEN MEGAHAN and LINDA J. MEGAHAN.



Signature of Lisa Weatherby, (Notary Public for Oregon)

My commission expires 11/20/2011

Handwritten initials 'J And'