

UT 78917-KR

THIS SPACE



2008-011642

Klamath County, Oregon



00051635200800116420010014

08/15/2008 02:57:47 PM

Fee: \$21.00

After recording return to:

John K. McVey

3705 Pointer Drive

Klamath Falls, OR 97603

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

John K. McVey

3705 Pointer Drive

Klamath Falls, OR 97603

Escrow No. MT78917-KR

Title No. 0078917

SWD

STATUTORY WARRANTY DEED

Westbrook Homes NW, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to John K. McVey and Stephanie C. Emard-McVey, 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:

Lot 50 in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of 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 **\$278,000.00.**

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 14th day of August, 2008.

Westbrook Homes NW, Inc., an Oregon Corporation

BY: Richard A. Lowell
Richard A. Lowell, President

State of Oregon Klamath
County of Klamath

This instrument was acknowledged before me on August 14, 2007 by Richard A. Lowell, as President for Westbrook Homes NW, Inc., an Oregon Corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011



Handwritten signature: Handwritten signature