

MT83042-KR

THIS SPACE R

2008-012078

Klamath County, Oregon



08/28/2008 11:26:36 AM

Fee: \$21.00

After recording return to:

Fred V. Simon

26167 Stateline Road

Malin, OR 97632

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

Fred V. Simon

26167 Stateline Road

Malin, OR 97632

Escrow No. MT83042-KR

Title No. 0083042

SWD

STATUTORY WARRANTY DEED

Jane E. McClure, Grantor(s) hereby convey and warrant to Fred V. Simon, 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:

LEGAL DESCRIPTION

Lots 21, 22, 23 and 24, Block C, RAILROAD ADDITION TO MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Except 30 feet off the Southerly portion thereof next to Market Street and parallel with the Northerly right of way line of said Market Street, reserved by the City of Malin in its Deed to Theodore Allan Rupert and Janice Ione Rupert, recorded October 9, 1951 in Book 250, page 311, Deed Records 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 **\$70,000.00**.

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 27th day of August, 2008.

Jane E. McClure
Jane E. McClure

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug. 27, 2008 by Jane E. McClure.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2/1/11