

MT83161-TM

THIS SPACE RE

2008-012179

Klamath County, Oregon



00052356200800121790020028

08/29/2008 03:17:45 PM

Fee: \$26.00

After recording return to:

Mike McCarthy

7967 Ground Squirrel Drive

Bonanza, OR 97623

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

Mike McCarthy

7967 Ground Squirrel Drive

Bonanza, OR 97623

Escrow No. MT83161-TM

Title No. 0083161

SWD

STATUTORY WARRANTY DEED

Brent L. Johnson and Doris L. Bailey, with the rights of survivorship, Grantor(s) hereby convey and warrant to Mike McCarthy and Penelope C. McCarthy, 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 34, Block 32, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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.

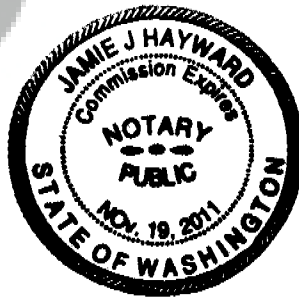
The true and actual consideration for this conveyance is **\$40,000.00.**

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.

Brent L. Johnson

Doris L. Bailey



State of Washington

County of Stevens

On this day personally appeared before me Brent L. Johnson and Doris L. Bailey to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that They signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 27th day of August, 2008.

Printed Name: Jamie J. Hayward
Notary Public in and for the State of
Washington residing at 621 S. Main, Colville, WA 99114
My appointment expires Nov 19, 2011

2011/11/14

Attached to Statutory Warranty Deed
notarized on August 29, 2008 by Emily Coe.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 29, 2008
by Doris L. Bailey
as _____
of _____.

Emily Coe
(Notary Public for Oregon)

My commission expires April 21, 2012

