

MT 13916-9910

THIS SPACE R

2008-013724

Klamath County, Oregon



00054263200800137240010011

10/06/2008 11:21:24 AM

Fee: \$21.00

After recording return to:

Thomas W. McDonald

3705 Evergreen Drive

Klamath Falls, OR 97603

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

Thomas W. McDonald

3705 Evergreen Drive

Klamath Falls, OR 97603

Escrow No. MT82305-KR

Title No. 0082305

SWD

STATUTORY WARRANTY DEED

Thomas W. McDonald, Grantor(s) hereby convey and warrant to **Thomas W. McDonald and Pamela B. McDonald Erbes, not as tenants in common, but with the right of survivorship**, 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 8 in Block 2 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

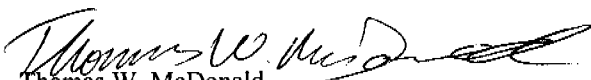
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$1.00**.

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 **24th** day of **September, 2008**.

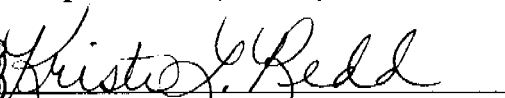

Thomas W. McDonald

State of Oregon
County of KLAMATH

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on **September 24, 2008** by **Thomas W. McDonald**.




(Notary Public for Oregon)
My commission expires 11/16/2011

21amt