

2008-013980

Klamath County, Oregon



00054562200800139800010017

10/10/2008 08:52:40 AM

Fee: \$21.00

After Recording Return to:

JOHN C. MCMILLAN and

JULIE A. MCMILLAN

23120 Alpin St.

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

66147 ATE

### WARRANTY DEED

(INDIVIDUAL)

FREDERICK J. (RICK) DEWITT, herein called grantor, convey(s) to JOHN C. MCMILLAN and JULIE A MCMILLAN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lots 56 and 57, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 008 MAP: 3606-014CB TL: 03900 KEY: 315858

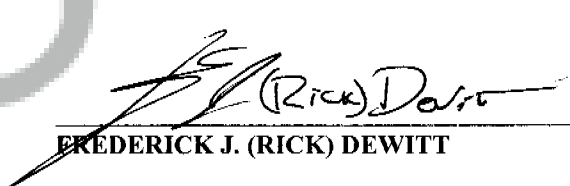
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$3,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated September 18, 2008.

  
FREDERICK J. (RICK) DEWITT

STATE OF WASHINGTON, County of Kerns ) ss.

On October #2, 2008 personally appeared the above named FREDERICK J. (RICK) DEWITT and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



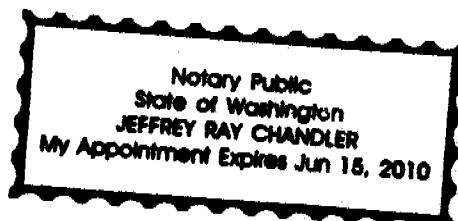
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66147PS

Before me:

Notary Public for Washington

My commission expires: June 15 2010

Official Seal



\$21-ATE