

UTC 83643-DS

THIS SPACE RES

2008-015649

Klamath County, Oregon



After recording return to:
Peter H. McNally

18212 Ponderosa Lane
Klamath Falls, OR 97601



00056545200800156490020020

11/20/2008 03:35:26 PM

Fee: \$26.00

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

Peter H. McNally

18212 Ponderosa Lane
Klamath Falls, OR 97601

Escrow No. MT83643-DS

Title No. 0083643

SWD

STATUTORY WARRANTY DEED

David S. Smallman and Megan L. Smallman, who acquired title as Megan L. Fries, as Tenants by the Entirety, Grantor(s) hereby convey and warrant to Peter H. McNally, 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 1, Block 24, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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:

The true and actual consideration for this conveyance is \$159,900.00.

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.

26 Amt

Dated this 19 day of November, 2008

David S. Smallman
David S. Smallman

Megan L. Smallman
Megan L. Smallman

State of NORTH CAROLINA
County of BUNCOMBE

This instrument was acknowledged before me on NOV. 19th, 2008 by David S. Smallman and Megan L. Smallman.

Louise W. Baker
(Notary Public)

My commission expires 3-10-2012

