

2009-001339

Klamath County, Oregon



00059786200900013390050055

02/04/2009 03:38:48 PM

Fee: \$41.00



After recording return to:  
Paul Ayars  
PO Box 6503  
Olympia, WA 98507

Until a change is requested all tax statements  
shall be sent to the following address:  
Paul Ayars  
PO Box 6503  
Olympia, WA 98507

File No.: 7021-1344226 (ALF)  
Date: January 27, 2009

THIS SPACE

### STATUTORY WARRANTY DEED

**Joseph R. McNulty and Terry A. McNulty, as tenants in common**, Grantor, conveys and warrants to **Paul Ayars**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

1-411-

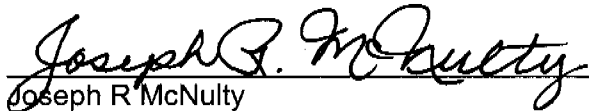
APN: **R178578**

Statutory Warranty Deed  
- continued

File No.: **7021-1344226 (ALF)**  
Date: **01/27/2009**

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
Joseph R McNulty

  
Terry A McNulty

STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Joseph R McNulty and Terry A McNulty.**

See Attachment

Notary Public for \_\_\_\_\_  
My commission expires:

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**LOT 16C, BLOCK 14, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**SOUTH 700 FEET OF THE NORTH 1300 FEET OF LOT 16, BLOCK 14, SITUATED SOUTH AND WEST OF A POINT 700 FEET WEST AND 600 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT.**

**THE ABOVE PARCEL ALSO DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT SOUTH 600 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 700 FEET; THENCE WEST TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO A POINT THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**LOT 16E, BLOCK 14, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, ALSO DESCRIBED AS FOLLOWS:**

**THE NORTHERLY 1300 FEET OF LOT 16 LESS THE NORTH 600 FEET AND ALSO THE EASTERLY 700 FEET.**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

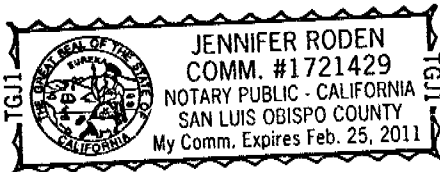
State of California

County of San Luis Obispo

On 2/3/09 before me, Jennifer Roden, Notary Public

personally appeared Terry A. McNulty

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jif Roden Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 1/27/09 Number of Pages: 5

Signer(s) Other Than Named Above: Joseph R. McNulty

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Jan 31, 2009

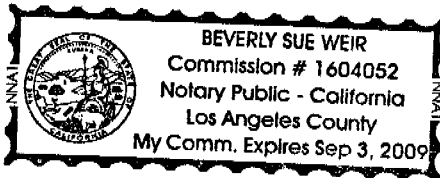
Date

before me, Beverly Sue Weir Notary Public

Here Insert Name and Title of the Officer

personally appeared Joseph Penwick Mc Nulty

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature

Signature of Notary Public

## OPTIONAL

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### Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

January 27, 2009

Number of Pages:

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
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