

2009-001487

Klamath County, Oregon



00059956200900014870020026

02/06/2009 02:57:46 PM

Fee: \$26.00



After recording return to:
Blain McDonald and Heather McDonald
3206 Paramount Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Blain McDonald and Heather McDonald
3206 Paramount Street
Klamath Falls, OR 97603

File No.: 7021-1339270 (DMC)
Date: January 29, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Christopher Willmott, Grantor, conveys and warrants to **Blain McDonald and Heather McDonald as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 12 OF TRACT 1343, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$183,000.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R885795

Statutory Warranty Deed
- continued

File No.: **7021-1339270 (DMC)**
Date: **01/29/2009**

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 3 day of February, 2009.


Christopher A. Willmott

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of Feb., 2009
by **Christopher A. Willmott.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009