

UTC 83435-KR

THIS SPACE R

2009-002505

Klamath County, Oregon



02/18/2009 03:40:51 PM

Fee: \$21.00

After recording return to:

David B. Oxley

24550 South Poe Valley Road

Klamath Falls, OR 97601

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

David B. Oxley

24550 South Poe Valley Road

Klamath Falls, OR 97601

Escrow No. MT83435-KR

Title No. 0083435

SWD

### STATUTORY WARRANTY DEED

Bruce K. McEldowney and Pam J. McEldowney, as tenants by the entirety, Grantor(s) hereby convey and warrant to David B. Oxley and Marganne W. Oxley, as tenants by the entirety, 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:

**Parcel 1 of Land Partition 36-08 being a replat of a portion of Parcel B of minor Land Partition 81-106, situated in the NE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon together with property situated in the N1/2 of Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

\*\*filed February 5, 2009 in 2009-001359, Microfilm Records of

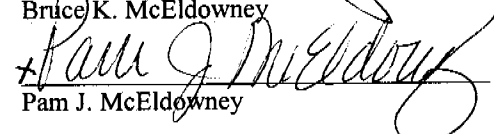
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$122,856.00**.

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 18<sup>th</sup> day of February, 2009.

  
Bruce K. McEldowney

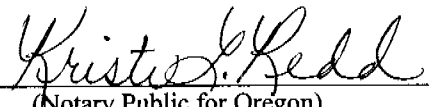
  
Pam J. McEldowney

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb. 18, 2009 by Bruce K. McEldowney and Pam J. McEldowney.



  
(Notary Public for Oregon)

My commission expires 11/16/2011

21amt