

2009-002922

Klamath County, Oregon



00061562200900029220010016

02/26/2009 08:57:10 AM

Fee: \$21.00

Timothy M. Connoy

1610 SW Cypress Lane

McMinnville, Oregon 97128

First Party's Name and Address

Timothy M. Connoy and Patranis Connoy

1610 SW Cypress Lane

McMinnville, Oregon 97128

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Michael L. Gangle

121 SW Morrison, Suite 815

Portland, Oregon 97204

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Timothy M. Connoy

1610 SW Cypress Lane

McMinnville, Oregon 97128

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Timothy M. Connoy

, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Timothy M. Connoy and Patranis Connoy, husband and wife, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances, thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 19, Block 3, Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None.

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

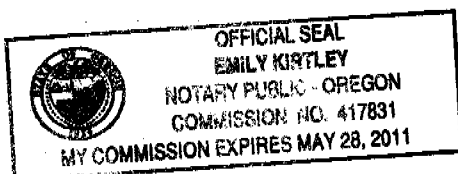
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 2-19-2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Timothy M. Connoy
TIMOTHY M. CONNOY

STATE OF OREGON, County of YamhillThis instrument was acknowledged before me on February 19, 2009by Timothy M. Connoy

Emily Kirtley
Notary Public for Oregon

My commission expires May 28, 2011