

WZ 84546-DS

THIS SPACE RI

2009-004340
Klamath County, Oregon



03/26/2009 03:17:19 PM

Fee: \$26.00

After recording return to:
VERNON R. MC LEAN

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

VERNON R. MC LEAN

Escrow No. MT84546-DS
Title No. 0084546
SWD

STATUTORY WARRANTY DEED

JANIE LOUISE ATKINSON-STEINBOCK AND DALE KEVIN ATKINSON, CO-TRUSTEES OF THE GEORGE W. ATKINSON AND VIRGINIA HARTMAN-ATKINSON REVOCABLE LIVING TRUST DATED DECEMBER 23, 1997, Grantor(s) hereby convey and warrant to VERNON R. MC LEAN and IRENE R. MCLEAN, 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:

Lot 11, TRACT 1288 "SAGE MEADOWS", 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 \$192,000.00.

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 Apr

Dated this 14th day of March, 2009.

THE GEORGE W. ATKINSON AND VIRGINIA HARTMAN-ATKINSON REVOCABLE LIVING TRUST DATED
DECEMBER 23, 1997

BY: Janie Louise Atkinson Steinbock
JANIE LOUISE ATKINSON-STEINBOCK, CO-TRUSTEE

BY: Dale Kevin Atkinson
DALE KEVIN ATKINSON, CO-TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-14, 2009 by JANIE LOUISE ATKINSON-STEINBOCK
AND DALE KEVIN ATKINSON, AS CO-TRUSTEES OF THE GEORGE W. ATKINSON AND VIRGINIA HARTMAN-
ATKINSON REVOCABLE LIVING TRUST DATED DECEMBER 23, 1997.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



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