

2009-006170

Klamath County, Oregon



00065383200900061700010016

05/05/2009 11:18:32 AM

Fee: \$21.00

After Recording Return to:
Robert H. Leonard
Prehoda, Leonard & Edwards, LLC
PO Box 789
Laramie, WY 82073

Until a change is requested, all tax statements
shall be sent to the following address:
Gary J. McQuade and Carrol J. McQuade, Trustees
PO Box 1404
Laramie, WY 82073

WARRANTY DEED

Gary Joseph McQuade, Grantor, conveys and warrants to **Gary J. McQuade and Carrol J. McQuade, Trustees of the Gary and Carrol McQuade Revocable Trust dated April 21, 2009**, and their successor trustees appointed under said trust instrument, Grantees, the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Nimrod River Park, 4th Addition, Block 27, Lot 36

Tax Account No. R-3610-012AO-06000-000

Subject to all covenants, conditions, restrictions, reservations, easements rights and rights of way of record on file in the Office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is OTHER THAN MONEY.

Dated this 29th day of April, 2009.

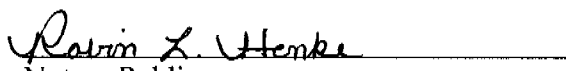

Gary Joseph McQuade, Grantor

STATE OF WYOMING)
)
COUNTY OF ALBANY) ss:

The foregoing Deed was acknowledged before me by Gary Joseph McQuade this 29th day of April, 2009.

Witness my Hand and Official Seal.

My Commission expires: 9-21-2011


Notary Public

