2009-006195 Klamath County, Oregon



After recording return to: Crystal I. McMahon 772 NW 2nd Street Grants Pass, OR 97526

Until a change is requested all tax statements shall be sent to the following address:
Crystal I. McMahon
772 NW 2nd Street
Grants Pass, OR 97526

File No.: 7021-1383686 (DMC)

Date: April 28, 2009

00065412200900061950040049
05/05/2009 02:48:58 PM Fee: \$36.00

STATUTORY WARRANTY DEED

THIS SPACE

Bruce Hurst, Grantor, conveys and warrants to **Crystal I. McMahon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 \$5,500.00. (Here comply with requirements of ORS 93.030)

APN: R292230

Statutory Warranty Deed
- continued

File No.: **7021-1383686 (DMC)**Date: **04/28/2009**

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 $\frac{4}{}$ day of ${}$ \frac
Bruce (N)
Bruce Hurst
STATE OF))ss.
County of
This instrument was acknowledged before me on this day of, 20 by Bruce Hurst .
Notary Public for
My commission expires:
Please see attached ack would ment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
}	
County of Y	
On Date before me, Lisa Right of the Officer personally appeared Bruce Alle Lives to Stopers	rest
Date Here insert Name and Title of the Officer Here insert Name and Title of the Officer	
personally appeared Name(s) of Signer(s)	
who proved to me on the basis of satisfact be the person(s) whose name(s) is/are so within instrument and acknowledged he/she/they executed the same in his/her capacity(ies), and that by his/her/their signing instrument the person(s), or the entity which the person(s) acted, executed the local	to the that to the their authorized nature(s) on the upon behalf of instrument.
Signature	
Place Notary Seal Above Signature of Notary Public	
Though the information below is not required by law, it may prove valuable to persons relying on the docur and could prevent fraudulent removal and reattachment of this form to another document.	nent
Description of Attached Document	~
Title or Type of Document: Tratutary worker dead	
Document Date: Number of Pages:	
Signer(s) Other Than Named Above:	
digitally out of many territory is over	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Other:	
Signer Is Representing: Signer Is Representing:	

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File No.: 7021-1383686 (DMC)

Date: 04/28/2009

Statutory Warranty Deed - continued

APN: R292230

EXHIBIT A

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

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.