

MT84978-SH

THIS SPACE R

2009-007212

Klamath County, Oregon



05/22/2009 03:18:51 PM

Fee: \$21.00

After recording return to:

MARY KATHLEEN SHADLEY

6421 WILLMOTT COURT

KLAMATH FALLS, OR 97603

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

MARY KATHLEEN SHADLEY

6421 WILLMOTT COURT

KLAMATH FALLS, OR 97603

Escrow No. MT84978-SH

Title No. 0084978

SWD

### STATUTORY WARRANTY DEED

**CHRISTOPHER T. CONWAY and DARA A. CONWAY, as tenants by the entirety, Grantor(s)** hereby convey and warrant to **MARY KATHLEEN SHADLEY and ANDREW DOYLE SHADLEY, 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 33, Tract 1428, 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 **\$290,000.00**.

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.

Dated this 21<sup>st</sup> day of May, 2009

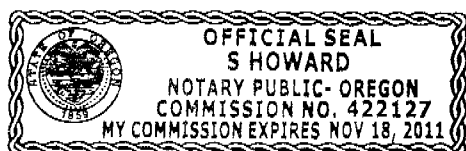
  
CHRISTOPHER T. CONWAY

  
DARA A. CONWAY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 21, 2009 by CHRISTOPHER T. CONWAY and DARA A. CONWAY.



  
(Notary Public for Oregon)

My commission expires 11-18-11

2/4/11