

2009-009750

Klamath County, Oregon



00069606200900097500010015

07/17/2009 11:51:50 AM

Fee: \$21.00

After Recording Return to:

SHERRY A. FENTON

4835 SUNSET RIDGE RD

Klamath Falls, OR. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHERRY A. FENTON

Same as above

ATE 66932

WARRANTY DEED

(INDIVIDUAL)

GARY A. MCCAIN, herein called grantor, convey(s) to SHERRY A. FENTON, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 20, Block 6, TOWN OF DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

CODE 021 MAP 3908-031CC TL 02000 KEY#501148

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and

Deed of Trust Dated March 04, 2008 in favor of David O. Olesen, Ruth Ellen Jensen, Joseph Frank Addison and James Michael Addison, recorded on April 11, 2008 in Book 2008 at page 5342, Klamath County Records. of which the grantor agrees to continue to pay.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$40,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated July 14, 2009.

7-15-09

GARY A. MCCAIN

STATE OF CALIFORNIA, County of San Bernardino ) ss.

On July 15, 2009, 2009 personally appeared the above named GARY A. MCCAIN and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66932MS

Before me: R. Paquin  
Notary Public for California  
My commission expires: June 20, 2013

Official Seal

