

2009-009918

Klamath County, Oregon



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07/21/2009 03:11:56 PM

Fee: \$31.00



After recording return to:  
Douglas L. McClaughry  
26839 Gap Road  
Brownsville, OR 97327

Until a change is requested all tax statements  
shall be sent to the following address:  
Douglas L. McClaughry  
26839 Gap Road  
Brownsville, OR 97327

File No.: 7021-1082478 (ALF)  
Date: July 15, 2009

THIS SPACE

### STATUTORY WARRANTY DEED

**Klamath County Partnership**, Grantor, conveys and warrants to **Douglas L. McClaughry**, 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. The Taxes, a lien not yet payable.
2. 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 **\$22,994.45**. (Here comply with requirements of ORS 93.030)

231.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

Dated this 20 day of July, 2009.

Klamath Country Partnership

Carol J. Hope  
By: Carol J. Hope, general partner

STATE OF

California

)

County of

Riverside

) ss.



This instrument was acknowledged before me on this 20 day of July, 2009.  
by Carol J. Hope as general partner of Klamath Country Partnership, on behalf of the .

Shirley A. Bardsnes

Notary Public for

Riverside County

My commission expires:

Sept, 13, 2012

APN: **R255253**

Statutory Warranty Deed  
- continued

File No.: **7021-1082478 (ALF)**  
Date: **07/30/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**PARCEL 1:**

LOTS 4 AND 8, BLOCK 4; LOTS 3 AND 5, BLOCK 6 OF KLAMATH COUNTRY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

**PARCEL 2:**

LOT 4, BLOCK 6 OF KLAMATH COUNTRY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.