

WTC 85551-LW

THIS SPACE RES

2009-010966

Klamath County, Oregon



08/14/2009 01:51:40 PM

Fee: \$21.00

After recording return to:

LARINE MACDONALD

P.O. BOX 424

PETERSBURG, AK 99833-0424

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

LARINE MACDONALD

P.O. BOX 424

PETERSBURG, AK 99833-0424

Escrow No. MT85551-LW

Title No. 0085551

SWD

STATUTORY WARRANTY DEED

CRAIG J. TYLOSKY and SARA G. TYLOSKY, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LARINE MACDONALD**, 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:

Lots 26 and 27 in Block 24 of TRACT 1113, OREGON SHORES—UNIT 2, according to the official plat thereof on file in the office of the County Clerk, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$159,500.00**.

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 26 day of July, 09.

Craig J. Tylosky
CRAIG J. TYLOSKY

Sara G. Tylosky
SARA G. TYLOSKY

BY: Craig J. Tylosky
CRAIG J. TYLOSKY, HER ATTORNEY IN FACT

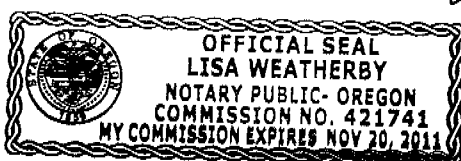
S

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 28, 2009 by CRAIG J. TYLOSKY FOR HIMSELF AND FOR SARA G. TYLOSKY HIS ATTORNEY IN FACT.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2011

21Amf