2009-011269 Klamath County, Oregon

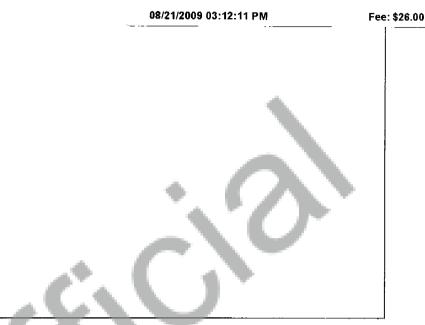




After recording return to: Michael R. McGreanor and Carolyn Y. McGreanor 10254 McGuire Avenue Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Michael R. McGreanor and Carolyn Y. McGreanor
10254 McGuire Avenue
Klamath Falls, OR 97603

File No.: 7021-1448951 (DMC) Date: August 04, 2009



STATUTORY WARRANTY DEED

THIS SPACE

Christopher A. Vilhauer and Trisha R. Vilhauer, as tenants by the entirety, Grantor, conveys and warrants to Michael R. McGreanor and Carolyn Y. McGreanor as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Unit 10254 (McGuire Avenue), Tract 1365-Falcon Heights Condominiums Stage 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

 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 \$125,000.00. (Here comply with requirements of ORS 93.030)

APN: R885925

MY COMMISSION EXPIRES NOV. 7, 2009 ()

Statutory Warranty Deed - continued

File No.: 7021-1448951 (DMC) Date: 08/04/2009

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 18 day of Hugust 2009. |
|---|
| |
| Choistophor A Villa- His Do Phillonian his ethin find Teissa Philla |
| Christopher A. Vilhauer Trisha R. Vilhauer |
| |
| STATE OF Oregon) |
|)ss. |
| County of Klamath) |
| This instrument was acknowledged before me on this 18 day of Puraut 2004 by Christopher A. Vilhauer and Trisha R. Vilhauer. As hurself and POR for Christophu A |
| by Christopher A. Vilhauer and Trisha R. Vilhauer. as new 2011 and a POA for Christophu H |
| Vilhauer |
| OFFICIAL SEAL DORI CRAIN |
| NOTARY PUBLIC-OREGON () Notary Public for Oregon |
| COMMISSION NO. 398601 My commission expires: 417 log |