

2009-012341

Klamath County, Oregon

RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:  
Tamara L. Gledhill  
Attorney at Law  
PO Box 128  
Medford, OR 97501



00072737200900123410020021

09/17/2009 08:15:59 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:  
Randy and Sherrie McCarty, Co-Trustees  
977 Beeson Lane  
Talent, Oregon 97540

### WARRANTY DEED

**KNOW ALL BY THESE PRESENTS** that **Randy McCarty and Sherrie McCarty, tenants by the entirety, Grantors**, owners of the following described real property situated in Klamath County, Oregon, do hereby convey and warrant said real property unto **Randy S. McCarty and Sherrie L. McCarty, Co-Trustees of the McCarty Living Trust UDT 09/11/09, Grantee**, free of encumbrances except as specifically set forth herein and those of record:

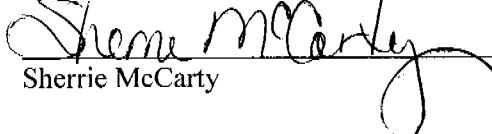
See Exhibit A attached hereto and incorporated herein.

The liability and obligations of the Grantors to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law, shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

**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.**

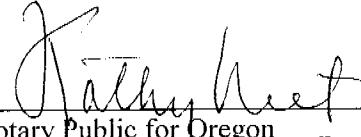
Dated: September 11, 2009.

  
Randy McCarty  
  
Sherrie McCarty

STATE OF OREGON )  
 ) ss  
County of Jackson )

Personally appeared before me this 11<sup>th</sup> day of September, 2009, the above-named Randy McCarty and Sherrie McCarty, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Kathy Neet  
Notary Public for Oregon  
My commission expires: 3-21-11

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in Tract 24, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at an iron pin located South 89° 53' East along the South boundary of Delaware Avenue 230.0 feet from the Northwest corner of Tract 22, HOMELAND TRACTS NO. 2; thence South 89° 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin on the Northeast corner of said Tract 24; thence South 0° 04' East along the East line of said Tract 24, 110.0 feet to an iron pin; thence North 89° 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0° 04' West parallel with the West line of said Tract 24, 110.0 feet, more or less, to the point of beginning.

Tax Account No: 3909-001CC-01900-000

Key No: 509113

*Unofficial  
Copy*