

MT85982-LW

THIS SPACE RES

2009-012808

Klamath County, Oregon



09/28/2009 03:26:44 PM

Fee: \$37.00

After recording return to:

OLIVER P. ROEMER III AND HEATHER  
MCCAFFERY ROEMER, TRUSTEES OF THE  
ROEMER FAMILY TRUST DATED 6/10/94  
630 HUBBLE ST  
DAVIS, CA 95616

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

OLIVER P. ROEMER III AND HEATHER  
MCCAFFERY ROEMER, TRUSTEES OF THE  
ROEMER FAMILY TRUST DATED 6/10/94  
630 HUBBLE ST  
DAVIS, CA 95616

Escrow No. MT85982-LW

Title No. 0085982

SWD

### STATUTORY WARRANTY DEED

BROOKE E. MCCAFFERY WHO ACQUIRED TITLE AS

**BROOK E. MCCAFFREY and JOHN B. KERN, as tenants by the entirety, Grantor(s) hereby convey and warrant to OLIVER P. ROEMER III AND HEATHER MCCAFFERY ROEMER, TRUSTEES OF THE ROEMER FAMILY TRUST DATED 6/10/94, 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:**

**LOT 996, RUNNING Y RESORT, PHASE 12, TRACT 1423, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$190,000.00**.

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.

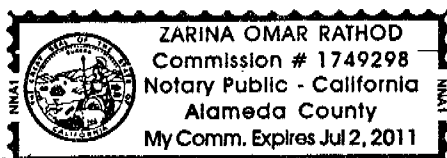
Dated this 25<sup>th</sup> day of SEPTEMBER, 2009.

BROOKE E. MCCAFFREY

JOHN B. KERN

State of California  
County of Alameda

This instrument was acknowledged before me on 9-25, 2009 by BROOK/E. MCCAFFREY and JOHN B. KERN.  
/E/



(Notary Public for state of California  
County of Alameda)

37M