

UTC 85996-KR



THIS SPACE

2009-012813

Klamath County, Oregon



09/28/2009 03:32:59 PM

Fee: \$37.00

After recording return to:

Lavall McIvor

PO Box 297

Beatty, OR 97621

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

Lavall R. McIvor

PO Box 297

Beatty, OR 97621

Escrow No. MT85996-KR

Title No. 0085996

SWD

STATUTORY WARRANTY DEED

Lavall McIvor, Grantor(s) hereby convey and warrant to **Lavall R. McIvor**, Grantee(s) the following described real property in the County of and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2 in Block 24 of SPRAGUE RIVER VALLEY ACRES, 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:

The true and actual consideration for this conveyance is **\$1.00**.

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 22nd day of September 2009

Lavall R. McIvor
Lavall McIvor

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 22 2009 by Lavall McIvor.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

37 Amt