

2009-013148

Klamath County, Oregon



00073692200900131480010013

10/06/2009 03:46:07 PM

Fee: \$37.00

After Recording Return to:

RICARDO VENEGAS and JOSE E. VENEGAS

P.O. Box 395

Malin, OR 97632

Until a change is requested all tax statements

Shall be sent to the following address:

RICARDO VENEGAS and JOSE E. VENEGAS

P.O. Box 395

Malin, OR 97632

ATE 67135

WARRANTY DEED

(INDIVIDUAL)

MARGERY (MARGIE) MCMILLEN who acquired Title as MARGERY (MARGIE) FRANCES FITZGERALD, Trustee of the MARGIE FITZGERALD 1995 REVOCABLE TRUST under date of August 25, 1995, herein called grantor, convey(s) to RICARDO VENEGAS and JOSE E. VENEGAS, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lots 4, 5, 6 and 7, Block 53, CITY OF MALIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 013 MAP: 4112-015CB TL: 05500 KEY: 124680

CODE: 013 MAP: 4112-015CB TL: 05600 KEY: 124699

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$100,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated September 22, 2009.

MARGIE FITZGERALD 1995 REVOCABLE TRUST
under date of August 25, 1995

Margery Margie MCMillen, Trustee
MARGERY (MARGIE) MCMILLEN, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On October 6, 2009 personally appeared the above named MARGIE FITZGERALD 1995 REVOCABLE TRUST and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67135PS

Before me: *Pam Shellito*
Notary Public for Oregon

My commission expires: *Nov 8, 2009*

Official Seal

