

NOT 80380-SH

THIS SPAC

2009-014707

Klamath County, Oregon



After recording return to:  
THOMAS R. CALLAHAN  
P.O. BOX 6649  
NAPA, CA 94581

11/16/2009 03:41:36 PM

Fee: \$37.00

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

THOMAS R. CALLAHAN  
P.O. BOX 6649  
NAPA, CA 94581

Escrow No. MT86380-SH  
Title No. 0086380  
SWD

### STATUTORY WARRANTY DEED

**TREVE M. MC REYNOLDS**, Grantor(s) hereby convey and warrant to **THOMAS R. CALLAHAN and MICHELLE M. CALLAHAN**, as tenants by the entirety, 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 7, Block 21 of ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County ~~Clerk~~, Klamath County, Oregon.  
Clerk

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 **\$60,000.00**.

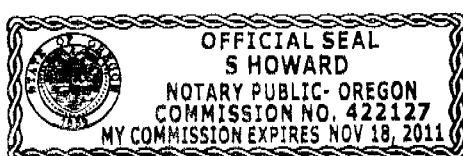
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 13 day of Nov, 2009

Treve M. McReynolds  
TREVE M. MC REYNOLDS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 13, 2009 by TREVE M. MC REYNOLDS.



S. Howard  
(Notary Public for Oregon)  
My commission expires 11-18-11

37 Amt