

2009-015099

Klamath County, Oregon



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11/25/2009 02:01:12 PM

Fee: \$42.00



After recording return to:

Joann L. York
1778 Gary Street
Klamath Falls, OR 97603

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

Joann L. York
1778 Gary Street
Klamath Falls, OR 97603

File No.: 7021-1449913 (ALF)

Date: July 29, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Timothy A. McGuire, Grantor, conveys and warrants to **Joann L. York**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTH ONE-HALF OF LOT 10 AND THE NORTH ONE-HALF OF LOT 7 IN BLOCK 9 OF PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE EAST 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROADWAY PURPOSES. ALSO EXCEPTING THEREFROM THE SOUTH 7 FEET OF LOT 7 AS CONVEYED BY INSTRUMENT RECORDED IN VOLUME 346 PAGE 587, DEED RECORDS OF KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

F42-

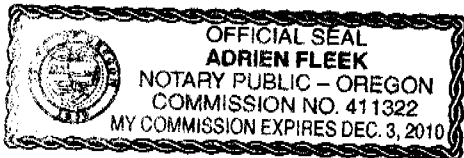
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of November, 2009

Timothy A. McGuire
Timothy A. McGuire

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 24 day of November, 2009
by **Timothy A. McGuire**.



Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10