

WTC 86489-SH

2009-015766

Klamath County, Oregon



THIS SPACE



00076774200900157660020021

12/15/2009 03:21:07 PM

Fee: \$42.00

After recording return to:

TYLER T. VICKERY

5601 KELLAL LANE

KLAMATH FALLS, OR 97603

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

TYLER T. VICKERY

5601 KELLAL LANE

KLAMATH FALLS, OR 97603

Escrow No. MT86489-SH

Title No. 0086489

SWD-EM

STATUTORY WARRANTY DEED

WESLEY J. MCVAY and JANESEA A. MCVAY, as tenants by the entirety, Grantor(s) hereby convey and warrant to TYLER T. VICKERY and BRIDIE B. VICKERY, 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 11 of TRACT NO. 1439, PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, 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 **\$155,000.00.**

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.

42 amt

Dated this 14th day of December, 2009.

Wesley J. McVay
WESLEY J. MCVAY

Janessa McVay
JANESSA A. MCVAY

~~State of Oregon~~

State of Washington
~~County of Klamath~~ County of King

This instrument was acknowledged before me on Dec. 14, 2009 by WESLEY J. MCVAY and JANESSA A. MCVAY.

Shari K Roth

(Notary Public for ~~Oregon~~ WA)

My commission expires 10/01/2011

