

2010-003948

Klamath County, Oregon



00082033201000039480020021

03/31/2010 03:28:52 PM

Fee: \$42.00



After recording return to:
Douglas Lee McClaughry
26839 Gap Road
Brownsville, OR 97327

Until a change is requested all tax statements
shall be sent to the following address:
Douglas Lee McClaughry
26839 Gap Road
Brownsville, OR 97327

File No.: 7021-1541834 (ALF)
Date: March 02, 2010

THIS SPACE

1st 1541834

STATUTORY WARRANTY DEED

Klamath Country Partnership, Grantor, conveys and warrants to **Douglas Lee McClaughry**, 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:

LOTS 3 AND 4, BLOCK 9, KLAMATH COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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 **\$6,548.03**. (Here comply with requirements of ORS 93.030)

APN: R255413

Statutory Warranty Deed
- continued

File No.: 7021-1541834 (ALF)
Date: 03/02/2010

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 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 30 day of March, 2010

Klamath Country Partnership

Carol Hope
By: Carol Hope

STATE OF California)
County of Riverside) ss.

This instrument was acknowledged before me on this 30th day of March, 2010
by Carol Hope as of Klamath Country Partnership, on behalf of the .

D. Madrigal
Notary Public for California
My commission expires: April 2, 2013

