

NTC 87625-LW

THIS SPACE

2010-005985

Klamath County, Oregon



05/17/2010 11:14:55 AM

Fee: \$37.00

After recording return to:

RONALD MCELROY

5909 Sweetie Ln  
San Miguel, CA 93451

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

RONALD MCELROY

5909 Sweetie Ln  
San Miguel, CA 93451

Escrow No. MT87625-LW

Title No. 0087625

SWD r.012910

### STATUTORY WARRANTY DEED

**KEVIN L. MAURO and DEBBIE D. MAURO, as tenants by the entirety, Grantor(s) hereby convey and warrant to RONALD MCELROY, 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 1 in Block 31 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 PLAT #2, according to the official plat thereof on file in the office of the County Clerk of 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 \$99,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14 day of May, 2010.

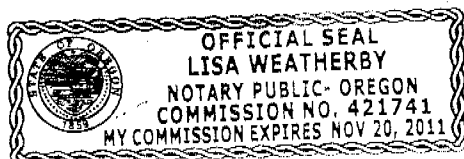
KEVIN L. MAURO

DEBBIE D. MAURO

State of Oregon

County of Klamath

This instrument was acknowledged before me on May 14, 2010 by KEVIN L. MAURO and DEBBIE D. MAURO.



(Notary Public for Oregon)

My commission expires 11/20/2011

37Amf