

MT87341-LW

THIS SPAC

2010-006043

Klamath County, Oregon



05/18/2010 03:16:25 PM

Fee: \$37.00

After recording return to:

STEVE A. NYSETH

25255 gap rd

BROWNSVILLE, OR 97327

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

STEVE A. NYSETH

25255 gap rd

BROWNSVILLE, OR 97327

Escrow No. MT87341-LW

Title No. 0087341

SWD r.012910

### STATUTORY WARRANTY DEED

**ANDREW DOUG MC GUIRE and KELLEY MARIE MC GUIRE**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **STEVE A. NYSETH and LORRIE A. NYSETH**, 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:

The S1/2 SE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, and the SE1/4 SE1/4; N1/2 SE1/4 and the NE1/4 of Section 28, Township 40 South, Range 12 East of the Willamette Meridian, 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 **\$372,000.00**.

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 30 day of April, 2010

Andrew Doug Mc Guire  
ANDREW DOUG MC GUIRE

Kelley Marie Mc Guire  
KELLEY MARIE MC GUIRE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-30, 2010 by ANDREW DOUG MC GUIRE and KELLEY MARIE MC GUIRE.



Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

37411