

UTC 87896-DS

2010-009471

Klamath County, Oregon

THIS SPACE



00088510201000094710020027

08/10/2010 03:15:33 PM

Fee: \$42.00



After recording return to:

MATTHEW D. COMISKEY

1428 Homedale Rd.

Klamath Falls, OR 97603

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

MATTHEW D. COMISKEY

1428 Homedale Rd.

Klamath Falls, OR 97603

Escrow No. MT87896-DS

Title No. 0087896

SWD-EM r.012910

STATUTORY WARRANTY DEED

WOODROW J. MC LIN and NICOLE L. MC LIN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MATTHEW D. COMISKEY**, 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:

Parcel 1 of Land Partition 78-05, being a replat of a portion of Parcel 1 of Minor Land Partition 25-83, situated in the SE1/4 of Section 35, Township 38 South, Range 9 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$142,900.00**.

427m

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 10th day of August, 2010.

WOODROW J. MC LIN

NICOLE L. MC LIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-10-, 2010 by WOODROW J. MC LIN and NICOLE L. MC LIN.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

