

NOTE 89298-DS



THIS SPAC

2011-000354

Klamath County, Oregon



00095175201100003540020024

01/10/2011 03:32:46 PM

Fee: \$42.00

After recording return to:

GARY M. GIARRETTO

1354 Maryann Dr.

Santa Clara, CA 95050

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

GARY M. GIARRETTO

1354 Maryann Dr.

Santa Clara, CA 95050

Escrow No. MT89298-DS

Title No. 0089298

SWD-EM r.012910

STATUTORY WARRANTY DEED

EVELYN M. MANLY, Grantor(s) hereby convey and warrant to **GARY M. GIARRETTO** and **MARY H. MCGREEVY** not as tenants in common, but with right of survivorship, 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:

A tract of land situated in Lot 10, Section 7, Township 35 South, Range 7 East of the Willamette Meridian and more particularly described as follows:

Beginning at a point on the East line of the Old Dalles Highway (State Highway #427) said point being West a distance of 569.46 feet and South 0°57' East a distance of 700.00 feet (West 564 feet and South 700.00 by deed volume 311, page 127, Klamath County, Deed Record) from the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0°57' East along the East line of said highway a distance of 100.00 feet; thence West to the Easterly bank of Agency Lake; thence Northerly along the Easterly bank of Agency Lake to an iron pin located West a distance of 598.85 feet from the point of beginning; thence East 538.85 feet to an iron pin on the West line of said highway; thence continuing East a distance of 60 feet, more or less to the point of beginning.

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 **\$95,000.00**.

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 7 day of Jan., '11.

Evelyn M. Manly
EVELYN M. MANLY

BY: Hart E. Manly
HART E. MANLY, HER ATTORNEY IN FACT

State of Oregon
County of ~~KLAMATH~~ Deschutes

This instrument was acknowledged before me on Jan 7, 2010 by HART E. MANLY ATTORNEY IN FACT FOR EVELYN M. MANLY.

Shelli Rene Cowlbeck
(Notary Public for Oregon)

My commission expires 7-5-13

