

WTC 89869-SH

2011-003397

Klamath County, Oregon

THIS SPACE IS



00098714201100033970030039

03/09/2011 03:08:41 PM

Fee: \$47.00

After recording return to:

GEORGE W. MCLEAN

154 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

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

GEORGE W. MCLEAN

154 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT89869-SH

Title No. 0089869

SWD r.030211

STATUTORY WARRANTY DEED

KATHLENE K. JAMISON-ROSS and ROBERT R. ROSS, as tenants in common,

Grantor(s), hereby convey and warrant to

GEORGE W. MCLEAN and AMANDA R. MCLEAN, with the rights 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$175,000.00.

47bwt

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 8 day of March, 2011.

Kathlene K. Jamison-Ross
KATHLENE K. JAMISON-ROSS

Robert R. Ross
ROBERT R. ROSS

State of Oregon slc
County of KLAMATH JACKSON

This instrument was acknowledged before me on MARCH 8, 2011 by KATHLENE K. JAMISON-ROSS and ROBERT R. ROSS.

Stacy Condello
(Notary Public for Oregon)

My commission expires 9/18/2013

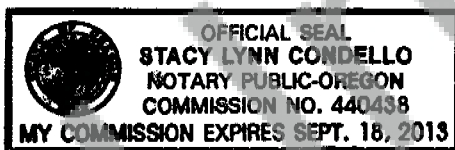


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2, and 3 in Block 15, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the South 66 feet thereof.

ALSO the Southerly half of the vacated alley adjoining said Lots 1, 2 and 3 in Block 15, Dixon Addition on the North.