

WTC 90478-KR

THIS SPACE

2011-008322

Klamath County, Oregon



07/15/2011 02:53:50 PM

Fee: \$37.00

After recording return to:

Brian E. Allen

37291 Agency Lake Loop Road

Chiloquin, OR 97624

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

Brian E. Allen

37291 Agency Lake Loop Road

Chiloquin, OR 97624

Escrow No. MT90478-KR

Title No. 0090478

SWD1 r.041111

STATUTORY WARRANTY DEED

Ambrose McAuliffe and Susan McAuliffe, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Brian E. Allen and Sharon M. Allen, 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 W1/2 of the NE1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, and the E1/2 of the NW1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the State Highway.

LESS AND EXCEPT that portion deeded to Timothy Keneally recorded December 2, 1964 in Book 358 at Page 38, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$350,000.00**.

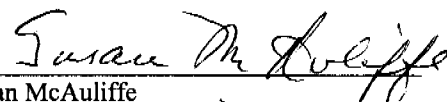
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

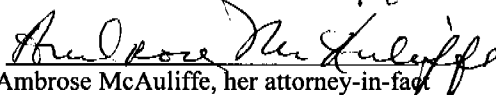
2011-2012 Real Property Taxes a lien not yet due and payable.

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 11th day of July, 2011.


Ambrose McAuliffe

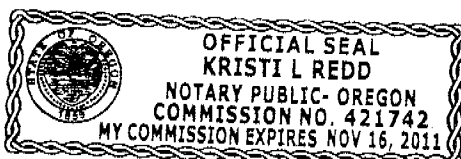

Susan McAuliffe


BY: 
Ambrose McAuliffe, her attorney-in-fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 11, 2011 by Ambrose McAuliffe for himself and as attorney-in-fact for Susan McAuliffe.




(Notary Public for Oregon)
My commission expires 11/16/2011

37AMJ