

MT90960-MS

THIS SPAC

2011-009926

Klamath County, Oregon



08/30/2011 03:18:51 PM

Fee: \$37.00

After recording return to:

James W. Kelly  
9021 Arant Road  
Klamath Falls, OR 97603

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

James W. Kelly  
9021 Arant Road  
Klamath Falls, OR 97603

Escrow No. MT90960-MS  
Title No. 0090960  
SWD1 r.041111

**STATUTORY WARRANTY DEED**

and

**Kelly Neal Guy Marjorie B.J. Guy,**

Grantor(s), hereby convey and warrant to

**James W. Kelly and Marcy R. Kelly, 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:

Parcel 1 of Land Partition 60-92 being a portion of Lot 1, Block 1, Tract 1172, SHIELD CREST, filed September 3, 1993 in the office of the County Clerk, Klamath County, Oregon.  
TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded M84, page 4256, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$280,000.00**.

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.

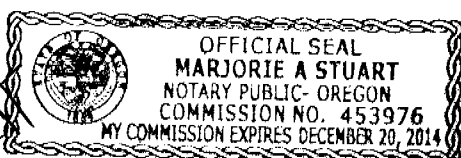
Dated this 8th day of Aug, 2011

Kelly Neal Guy

Marjorie B.J. Guy

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8/28, 2011 by Kelly Neal Guy and Marjorie B.J. Guy.



(Notary Public for Oregon)

My commission expires 12/20/14