

1759195

2011-011199

Klamath County, Oregon



After recording return to:
Michael W. and Lanita K. Monroe and
Myrl G. Moore
4284 Hyacinth St.
Eugene, OR 97404

Until a change is requested all tax statements
shall be sent to the following address:
Michael W. and Lanita K. Monroe and
Myrl G. Moore
4284 Hyacinth St.
Eugene, OR 97404

File No.: 7191-1759195 (mvm)
Date: October 05, 2011

THIS S



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10/07/2011 01:00:36 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

William D. Callery & Nancy E. Callery Trustees of The Callery Family Trust dated 2006,
Grantor, conveys and warrants to **Michael W. Monroe and Lanita K. Monroe as tenants by the**
entirety as to an undivided 50% interest and Myrl G. Moore, as to an undivided 50% interest
, Grantee, the following described real property free of liens and encumbrances, except as specifically set
forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 13 in Block 3 of Leisure Woods, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6 day of October, 2011.

The Callery Family Trust dated 2006

William D. Callery TTEE
William D. Callery, Trustee

Nancy E. Callery TTEE
Nancy E. Callery, Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 6 day of October, 2011
by William D. Callery & Nancy E. Callery Trustees of The Callery Family Trust dated 2006.

Marilyn V Mc Kern

Notary Public for Oregon
My commission expires:

9/28/13

