

19t 1813250 AF

2012-000086

Klamath County, Oregon

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself



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01/05/2012 01:56:33 PM

Fee: \$47.00

After recording return to:

David W. Doty Jr.
15509 Clover Creek Rd
Klamath Falls OR 97601

1) Title(s) of Transaction(s) ORS 205.234(a)

Statutory Warranty Deed

2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160

Robert L. McConnell Jr. & Wendy M. McConnell, P. O. Box 1287, Washington UT 84780

3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160

David W. Doty Jr. & Mary K. Nelson, 15509 Clover Creek Rd, Klamath Falls OR 97601

3a) Trustee and address, if any

4) True and Actual Consideration ORS 93.030
\$58,000.00

5) Send Tax Statements to:
David W. Doty Jr.
15509 Clover Creek Rd
Klamath Falls OR 97601

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: If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of _____ to correct _____ previously recorded in Book _____ and Page _____, or as Fee Number _____."

(Legal description if corrected is attached to included certified document of the original.)

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After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
David W Doty, Jr
15509 Clover Creek Road
Klamath Falls, OR 97601

Grantor Address:
Robert L McConnell, Jr. and Wendy M McConnell
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1813250 (ALF)
Date: December 30, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert L McConnell, Jr. and Wendy M McConnell, Grantor, conveys and warrants to David W Doty, Jr and Mary K Nelson, not as tenants in common but with full rights of survivorship, 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 7 Block 18 Second Addition to Klamath River Acres, 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 **\$58,000.00**. (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 4th day of January, 2012.

Robert L McConnell Jr.
Robert L McConnell Jr.

Wendy M McConnell
Wendy M McConnell

STATE OF Utah)
County of Washington) ss.

This instrument was acknowledged before me on this 4th day of January, 2012,
by **Robert L McConnell, Jr. and Wendy M McConnell.**

Laura Rios

Notary Public for Feb. 1, 2015
My commission expires:

