

2012-004256

Klamath County, Oregon



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04/24/2012 02:49:32 PM

Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Gordon McDonald
11730 Mallory Drive
Klamath Falls, OR 97602

Grantor Address:
John M. Montgomery and Vivian A. Montgomery
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1837316 (SFK)
Date: March 28, 2012

THIS SPACE

STATUTORY WARRANTY DEED

John M. Montgomery and Vivian A. Montgomery as tenants by the entirety, Grantor, conveys and warrants to **Gordon McDonald**, 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 1 Block 3 Pine Grove Ranchettes, 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.
2. An existing Deed of Trust with **The Ronlad M Hellman and Barbara Ella Hellman Revocable Living Trust of 2007** recorded **February 14, 2003 and Assigned on December 14, 2007** under Recording No. **M03 - 9100 and Assigned as 2007-20916**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

The true consideration for this conveyance is **\$65,900.00**. (Here comply with requirements of ORS 93.030)

F 42.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of April, 2012.

John M. Montgomery by Vivian A. Montgomery, attorney in fact Vivian A. Montgomery
John M. Montgomery by Vivian A. Montgomery, attorney in fact

STATE OF Texas)
County of Henderson) ss.

This instrument was acknowledged before me on this 20th day of April, 2012
by John M. Montgomery and Vivian A. Montgomery
by Vivian A. Montgomery, attorney in fact

Leigh Ayn Silvey
Notary Public for Texas
My commission expires: 1.18.16

