



THIS SPA

2012-005984

Klamath County, Oregon



00119134201200059840020020

06/01/2012 03:25:25 PM

Fee: \$42.00

After recording return to:

Steven Sheehy

4727 Alpine Drive

Klamath Falls, OR 97603

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

Steven Sheehy

4727 Alpine Drive

Klamath Falls, OR 97603

Escrow No. MT93767-KR

Title No. 0093767

SWD r.020212

STATUTORY WARRANTY DEED

Johnny S. Ferrea and Miryam L. Ferrea, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Steven Sheehy and Kimberley Elliott, 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 North 1/2 of Lots 1 and 2 in Block 12, NORTH KLAMATH FALLS, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$103,500.00**.

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:

4/2/12

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.

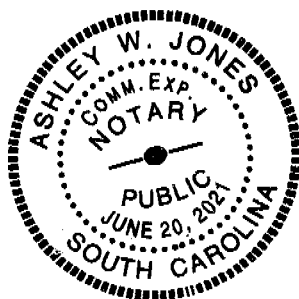
Dated this 29th day of May 2012.

Johnny S. Ferrea
Johnny S. Ferrea

Miryam L. Ferrea
Miryam L. Ferrea

State of South Carolina
County of York

This instrument was acknowledged before me on May 29, 2012 by Johnny S. Ferrea and Miryam L. Ferrea.



Ashley W Jones
(Notary Public)
My commission expires June 20, 2021