



THIS

2012-006604

Klamath County, Oregon



00119894201200066040020023

06/18/2012 03:16:57 PM

Fee: \$42.00

After recording return to:

Coy DB Anders

1746 Burns Street

Klamath Falls, OR 97603

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

Coy DB Anders

1746 Burns Street

Klamath Falls, OR 97603

Escrow No. MT93660-CT

Title No. 0093660

SWD r.020212

### STATUTORY WARRANTY DEED

**Robert G. McMahon, Successor Trustee of The McMahon Living Trust,**

Grantor(s), hereby convey and warrant to

**Coy DB Anders,**

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:

Lot 2 in Block A of **HOMECREST**, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, **EXCEPTING THEEFROM** the North 20 feet of the E1/2 of the W1/2 thereof.

The true and actual consideration for this conveyance is **\$99,000.00**.

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:

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 15 day of June, 2012.

Robert G. McMahon, Successor Trustee for The McMahon  
Living Trust

BY: Robert G. McMahon  
Robert G. McMahon, Successor Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 15<sup>th</sup>, 2012 by Robert G. McMahon, Successor Trustee  
of The McMahon Living Trust.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2012

