

1st 1902556

2012-007164

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Lionel McBride and Ellen McBride
PO BOX 962
Gardnerville, NV 89410

Grantor Address:
Ginvin Investments, LLC
57084 Grizzly Lane, Suite 2
Sunriver, OR 97707

File No.: 7064-1902556 (MG)
Date: June 11, 2012

THIS SPACE IS



00120527201200071640020020

06/29/2012 11:15:19 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Ginvin Investments, LLC, Grantor, conveys and warrants to **Lionel McBride and Ellen McBride as tenants by the entirety**, 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 6 in Block 3, Plat No. 1204, LITTLE RIVER RANCH, 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 **\$62,000.00**. (Here comply with requirements of ORS 93.030)

Boh

F 42-

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 26 day of June, 2012.

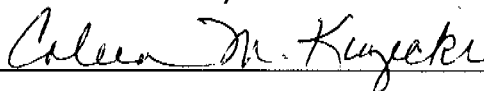
Girvin Investments, LLC



By: Richard Girvin, Managing Member

STATE OF FLORIDA)
)ss.
County of MANATEE)

This instrument was acknowledged before me on this 26th day of June, 2012
by **Richard Girvin, managing member of Girvin Investments, LLC.**



Notary Public for
My commission expires:

