

15+ 1889484 SDMS

2012-007183

Klamath County, Oregon



THIS SPACE R



00120553201200071830020027

06/29/2012 02:16:08 PM

Fee: \$42.00

After recording return to:
Frederick Ray Rawlins
5498 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Frederick Ray Rawlins
5498 Villa Drive
Klamath Falls, OR 97603

File No.: 7021-1889484 (DM)

Date: May 21, 2012

STATUTORY WARRANTY DEED

Betty McGuire and Stephen S. Martin and Deniece C. McGinnis, not as tenants in common but as joint owners with right of survivorship, Grantor, conveys and warrants to **Frederick Ray Rawlins**, 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 8, Block 2, CYPRESS VILLA, 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 **\$152,000.00**. (Here comply with requirements of ORS 93.030)



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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 28 day of June, 2012.

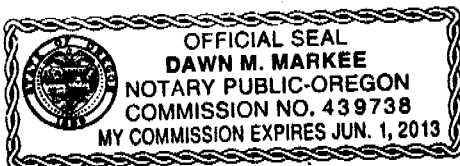
Betty McGuire
Betty McGuire

Stephen S Martin by
Deniece C McGinnis as his attorney in fact
Stephen S. Martin

Deniece C McGinnis
Deniece C. McGinnis

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of June, 2012
by **Betty McGuire and Stephen S. Martin by Deniece C, McGinnis as attorney on fact and Deniece C. McGinnis.**



Dawnmarkee

Notary Public for Oregon

My commission expires: Jun. 1, 2013