



THIS SPAC

2012-008360

Klamath County, Oregon



07/31/2012 02:51:40 PM

Fee: \$47.00

After recording return to:

LEONARD MONIZ

637 SANTA CRUZ AVE.

SALINAS, CA 93901

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

LEONARD MONIZ

637 SANTA CRUZ AVE.

SALINAS, CA 93901

Escrow No. MT93929-SH

Title No. 0093929

SWD r.020212

### STATUTORY WARRANTY DEED

**WILLIAM H. MCCORMICK and GAYLE R. MCCORMICK, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**LEONARD MONIZ and PATRICIA MONIZ, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$270,500.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

477mt

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 27 day of July, 2012.

William H. McCormick  
WILLIAM H. MCCORMICK

Gayle R. McCormick  
GAYLE R. MCCORMICK

State of ~~Oregon~~ Alaska  
County of ~~KLAMATH~~ Kenai Peninsula

This instrument was acknowledged before me on July 27, 2012 by WILLIAM H. MCCORMICK and GAYLE R. MCCORMICK.

Cady E. Johnson  
(Notary Public for Oregon)

My commission expires October 20, 2015

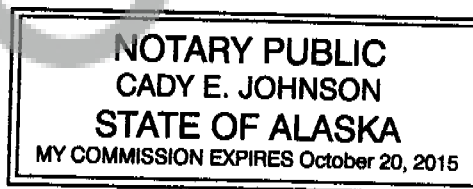


EXHIBIT "A"  
Legal Description

PARCEL 1:

Parcels 1 of Land Partition 62-95 being in Parcel 1 of "MLP 79-83" Situated in the N1/2 N1/2 SW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Parcels 2 and 3 of Land Partition 62-95 being in Parcel 1 of "MLP 79-83" Situated in the N1/2 N1/2 SW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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