

1st 1947185 DMS



After recording return to:  
Michael Brian McCormick and Carolina  
McCormick  
9560 Hill Road  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael Brian McCormick and Carolina  
McCormick  
9560 Hill Road  
Klamath Falls, OR 97603

File No.: 7021-1947185 (DM)  
Date: August 23, 2012

THIS SPACE RESERVED FOR REC

2012-011362  
Klamath County, Oregon  
10/12/2012 11:55:54 AM  
Fee: \$42.00

### STATUTORY WARRANTY DEED

**Michael S Tucker and Melissa L Tucker as tenants by the entirety**, Grantor, conveys and warrants to **Michael Brian McCormick and Carolina McCormick, husband and wife**, 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:

**PARCEL 2, LAND PARTITION 41-05, BEING A REPLAT OF PARCEL 1, LAND PARTITION 26-93, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH AN EASEMENT FOR ACCESS OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH ALONG THE NORTHWESTERLY BOUNDARY OF PARCEL 3, SAID LAND PARTITION 26-93. SAID LAND PARTITION 26-93 IS SITUATED IN THE NW 1/4 NW 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.**


**Subject to:**

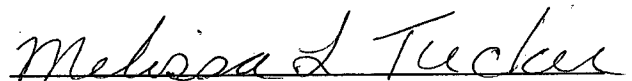
1. The **2012-2013** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$210,000.00**. (Here comply with requirements of ORS 93.030)

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 10 day of October, 2012.

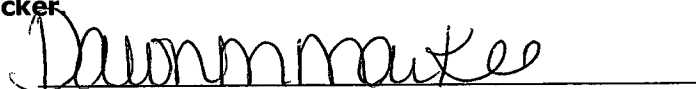
  
Michael S Tucker

  
Melissa L Tucker

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of October, 2012  
by **Michael S Tucker and Melissa L Tucker**





Notary Public for Oregon  
My commission expires: Jun: 1, 2013