

1st
2009861



After recording return to:
First American Title
1225 Crater Lake Ave
Medford OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
John R. Ross and Lori Ann Ross
2108 Woodlawn
Medford, OR 97504

File No.: 7161-2009861 (SGS)
Date: December 16, 2012

2012-014194

Klamath County, Oregon

12/21/2012 10:58:38 AM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY SPECIAL WARRANTY DEED

Owen W. & Neva K. MacPhee, Trustees of the Owen MacPhee Family Trust, Grantor, conveys and specially warrants to **John R. Ross and Lori Ann Ross as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The South One-Half of Lot 3 in Block 1 of Shives Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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 **\$48,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

APN: R367187

Statutory Special Warranty Deed
- continued

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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.

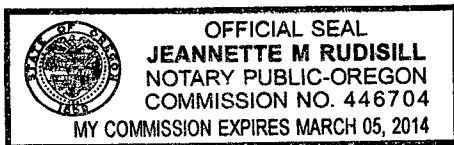
Dated this 17 day of December, 2012.

Owen Macphee Family Trust

Owen W. MacPhee, Trustee
Owen W. MacPhee, Trustee

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 17 day of December, 2012
by Owen W. MacPhee as Trustee of Owen Macphee Family Trust, on behalf of the trust.



[Signature]
Notary Public for Oregon
My commission expires: 3-5-2014