

MT99043-DS



After recording return to:
PENELOPE C. MCCARTHY
P. O. Box 1011
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
PENELOPE C. MCCARTHY
P. O. Box 1011
Keno, OR 97627

Escrow No. MT99043-DS
Title No. 0099043
SWD r.020212

THIS SPACE RESERVED FOR REC

2013-011235
Klamath County, Oregon
10/03/2013 09:44:41 AM
Fee: \$42.00

RECORDED ELECTRONICALLY
ID _____ County _____
Date _____ Time _____
simplifile www.simplifile.com 800.460.5657

STATUTORY WARRANTY DEED

FRANK LYNN SANDERS and MARY ANN SANDERS,

Grantor(s), hereby convey and warrant to

PENELOPE C. MCCARTHY,

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:

Lot 27 in Block 1 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$50,000.00**.

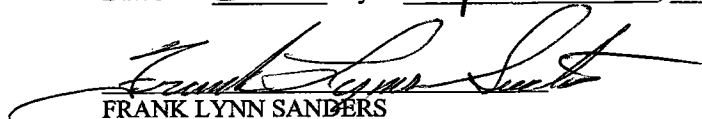
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2013-2014 Real Property Taxes a lien not yet due and payable.

42 AUT

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 30th day of September, 2013


FRANK LYNN SANDERS


MARY ANN SANDERS

State of Oregon
County of JACKSON

This instrument was acknowledged before me on September 30, 2013 by FRANK LYNN SANDERS and MARY ANN SANDERS.




(Notary Public for Oregon)
My commission expires 4/8/17