

MT98986MS



THIS SPACE RESERVED FOR RECORD

2013-011732
Klamath County, Oregon
10/16/2013 03:07:45 PM
Fee: \$47.00

After recording return to:

Jose A. Murillo

5817 Alva Avenue

Klamath Falls, OR 97603

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

Jose A. Murillo

5817 Alva Avenue

Klamath Falls, OR 97603

Escrow No. MT98986-MS

Title No. 0098986

SWD r.020212

STATUTORY WARRANTY DEED

Michael L. Grady and Patrick T. Grady not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

Jose A. Murillo and Dora R. Murillo, 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:

Lot 23, MADISON PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$150,000.00**.

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.

47.00

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.

^{14th}
Dated this 10th day of October 2013

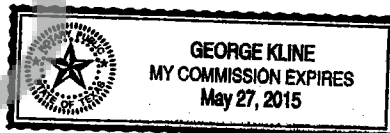

Michael L. Grady

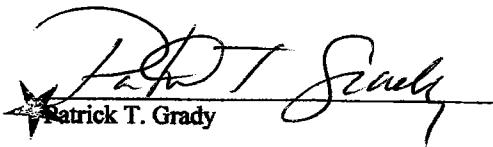
State of Texas
County of Bell

This instrument was acknowledged before me on October 14, 2013 by Michael L. Grady.


(Notary Public)

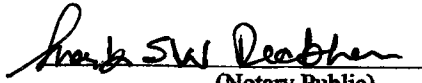
My commission expires May 27 2015




Patrick T. Grady

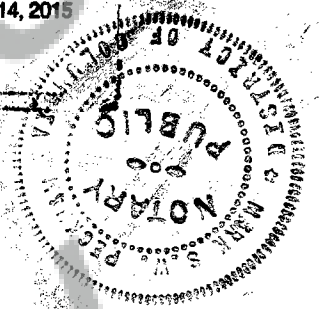
State of _____
County of _____

This instrument was acknowledged before me on October 15, 2013 by Patrick T. Grady.


(Notary Public)

My commission expires _____

MARK S.W. PECKHAM
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 14, 2015



Unofficial Copy