

1st 2173850-LW



After recording return to:  
Michael McVey  
1724 Ball Mountain Little Shasta Rd  
Montague, CA 96064

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael McVey  
1724 Ball Mountain Little Shasta Rd  
Montague, CA 96064

File No.: 7021-2173850 (LW)  
Date: November 02, 2013

2013-013989  
Klamath County, Oregon  
12/23/2013 01:18:55 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Sharon Graves, Trustee of the Graves Revocable Trust**, Grantor, conveys and warrants to **Michael McVey**, 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 1:**

**Lot 9 of Lost River Court Addition to Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO, Beginning at a point 1,493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East of the Willamette Meridian; thence South 11 feet to a point; thence West parallel to the South line of Lot 9 of Lost River Court Addition to Merrill 124.7 feet to a point; thence North 11 feet to a point on the South line of said Lot 9; thence East along the South line of said Lot 9 to the point of beginning.**

**SAVING AND EXCEPTING from said Lot 9 the following described portion thereof: Beginning at a point 1493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 E. W. M.; extending thence Westerly 124.7 feet to the true point of beginning; thence North 28 feet; thence West parallel to the South line of Lot 9 of Lost River Court Addition to the City of Merrill to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner of said Lot 9; thence East along the South line of said Lot 9 to the point of beginning.**

**Parcel 2:**

*Consideration \$60,000.00*

F.  
52.00

**That portion of Lot 9, Lost River Court Addition to the Town of Merrill, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, extending thence Westerly 124.7 feet to the true point of beginning; thence North 28 feet; thence West parallel to the South line of said Lot 9 to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner thereof; thence East along the South line of said Lot 9 to the true point of beginning.**

**Parcel 2: That portion of the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 208.7 feet; thence South to Lost River; then down Lost River to a point due South of the point of beginning; thence North 208.7 feet to the point of beginning.**

**Excepting therefrom the following described parcel of land heretofore conveyed to Frank A. Collins, single, by deed dated April 26, 1961, recorded April 28, 1961, in Deed Volume 329 at page 179; beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11, and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 124.7 feet; thence Southerly 11 feet; thence Easterly 124.7 feet; thence Northerly to the point of beginning.**

**Subject to:**

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 **\$60,000.00**. (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 8 day of November, 2013.

Larry Graves and Sharon Graves, Trustees  
of the Graves Revocable Trust

Sharon Graves Trustee  
Sharon Graves, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 8 day of November, 2013  
by as of Larry Graves and Sharon Graves, Trustees of the Graves Revocable Trust, on behalf of the .

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

