



100405DS

2014-004158
 Klamath County, Oregon
 04/30/2014 03:20:29 PM
 Fee: \$47.00

After recording return to:

RICHARD A. HERRMANN

P.O. BOX 302

CHILOQUIN, OR 97624

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

RICHARD A. HERRMANN

P.O. BOX 302

CHILOQUIN, OR 97624

Escrow No. MT100405DS

Title No. 0100405

SWD r.020212

STATUTORY WARRANTY DEED

RALPH MCDANIEL and GAIL MCDANIEL, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RICHARD A. HERRMANN and DEBORAH A. HERRMANN, 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 6, Block 3, Tract 1065, IRISH BEND, 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 **\$94,000.00**.

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:

\$47.—

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 23 day of April, 2014

Ralph McDaniel
RALPH MCDANIEL

Gail McDaniel
GAIL MCDANIEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-23-, 2014 by RALPH MCDANIEL and GAIL MCDANIEL.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

