



THIS SPACE RESERVED FOR RECORDER'S USE

2014-006398
Klamath County, Oregon
06/17/2014 09:12:42 AM
Fee: \$47.00

After recording return to:

Sean McGann

PO Box 10691

Eugene, OR 97440

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

Sean McGann

PO Box 10691

Eugene, OR 97440

Escrow No. MT101023LW

Title No. 0101023

SWD r.020212

STATUTORY WARRANTY DEED

Kerry S. Penn, as Trustee of the Kerry S. Penn Revocable Trust, Established July 8, 2010,

Grantor(s), hereby convey and warrant to

Sean McGann and Claudia Lucero Fernandez McGann, 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 51 in Block 32 of TRACT 1184, FIRST ADDITION TO OREGON SHORES, UNIT 2, 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 **\$6,500.00**.

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:

4700

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 13 day of 2014.

Kerry S. Penn Revocable Trust, Established July 8, 2010

BY:

[Signature]
Kerry S. Penn, Trustee

State of Oregon
County of Deschutes

This instrument was acknowledged before me on June 13, 2014 by Kerry S. Penn, as Trustee of the Kerry S. Penn Revocable Trust, Established July 8, 2010.

[Signature]
(Notary Public for Oregon)

My commission expires 8/21/14

