



THIS SPACE RESERVED FOR R

2014-012209
Klamath County, Oregon
11/24/2014 09:56:45 AM
Fee: \$52.00

After recording return to:

Sean McGann

P.O. Box 10691

Eugene, OR 97440

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

Sean McGann

P.O. Box 10691

Eugene, OR 97440

Escrow No. SR156281TI

Title No. 0102387

SWD r.020212

STATUTORY WARRANTY DEED

Jerold Lynn Couch,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID 135320

2310-003C0-01000-000

The true and actual consideration for this conveyance is **\$20,000.00.**

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:

Return to:
AmeriTitle

AmeriTitle
Return to:

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 20 day of 11, 14.


Jerold Lynn Couch

State of Oregon
County of Jackson

This instrument was acknowledged before me on November 20, 2014 by Jerold Lynn Couch.




(Notary Public for Oregon)

My commission expires April 7, 2018

LEGAL DESCRIPTION

"EXHIBIT A"

A tract of land located in the E1/2 SW1/4 of Section 3, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:
Beginning at a point 1188 feet North of the South quarter corner of Section 3, Township 23, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the point of beginning.