

**2014-013048****Klamath County, Oregon****12/18/2014 12:30:38 PM****Fee: \$47.00**

After recording return to:

John F. McNamara837 Lakeshore DriveKlamath Falls, OR 97601Until a change is requested all tax statements
shall be sent to the following address:John F. McNamara837 Lakeshore DriveKlamath Falls, OR 97601Escrow No. MT102223SHTitle No. 0102223

SWD r.020212

STATUTORY WARRANTY DEED**Steven A. Tippin,**

Grantor(s), hereby convey and warrant to

John F. McNamara and Teresa M. McNamara, 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:Parcel 1 of Land Partition 105-06, being a replat of Lot 8 of "LAKESHORE GARDENS", situated in the NE1/4 SE1/4
of Section 25, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.The true and actual consideration for this conveyance is **\$229,000.00**.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:

\$47.00
AMT

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 17 day of Dec., 2014

Steven A. Tippin
Steven A. Tippin

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec. 17, 2014 by Steven A. Tippin.

J. Brazier
(Notary Public for Oregon)

My commission expires 12/3/2018

