



2015-000729
Klamath County, Oregon
01/27/2015 09:19:34 AM
Fee: \$52.00

After recording return to:

Steven W. McBride

6140 Airway Drive

Klamath Falls, OK 97603

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

Steven W. McBride

6140 Airway Drive

Klamath Falls, OK 97603

Escrow No. MT102187A

Title No. 102187

SWD r.020212

STATUTORY WARRANTY DEED

Steven Wayne McBride and Julie Lynn McBride, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Steven W. McBride and Julie L. McBride, 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:

The true and actual consideration for this conveyance is **\$0.00**.

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:

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.

Handwritten signature/initials

Dated this 22 day of January, 2015

Steven Wayne McBride
Steven Wayne McBride

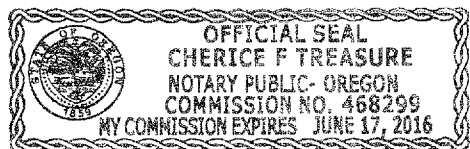
Julie Lynn McBride
Julie Lynn McBride

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 22, 2015 by Steven Wayne McBride and Julie Lynn McBride.

Cherice F Treasure

(Notary Public for Oregon)



My commission expires 6/17/2016

LEGAL DESCRIPTION

“EXHIBIT A”

Lot 12 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and vacated Lots 13 and 14 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.