

1st 2461959-MS



After recording return to:
Cory D Wolf and Laneane M Wolf
P.O. Box 103
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Cory D Wolf and Laneane M Wolf
P.O. Box 103
Klamath Falls, OR 97601

File No.: 7021-2461959 (MS)
Date: August 31, 2015

2015-009838

Klamath County, Oregon

09/03/2015 03:21:05 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clay McGregor, as Affiant for the Estate of Robert T. McGregor, deceased, Grantor, conveys and warrants to **Cory D Wolf and Laneane M Wolf, wife and husband**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, State of Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4 Block 3 of "PINE GROVE RANCHETTES" a duly platted and recorded subdivision in Klamath County, Oregon; thence East along the Southerly boundary of said subdivision, 200.37 feet to the point of beginning for this description; thence continuing along said Southerly boundary East, 220.00 feet; thence leaving said Southerly boundary South, 202.11 feet; thence North 89°52'00" West, 220.00 feet; thence North 200.60 feet to the point of beginning.

Subject to:

1. The **2015/2016** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

F-
52.00

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.

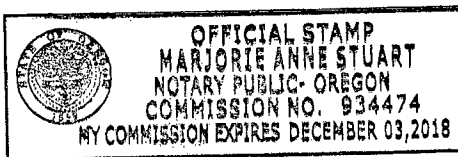
Dated this 18th day of Sep, 2015.

Clay McGregor, as Affiant for the Estate of
Robert T. McGregor, deceased

Clay McGregor Affiant
Clay McGregor, Affiant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of Sep, 2015
by as of Clay McGregor, as Affiant for the Estate of Robert T. McGregor, deceased, on behalf of the
Estate.



Marjorie Anne Stuart

Notary Public for Oregon
My commission expires: 12/03/18