



2016-012603

Klamath County, Oregon

11/28/2016 10:00:00 AM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Ryan Paul McClaughry and Jennifer Rose McClaughry

PO Box 57

Monroe, OR 97456

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

Ryan Paul McClaughry and Jennifer Rose McClaughry

PO Box 57

Monroe, OR 97456

File No. 135650AM

STATUTORY WARRANTY DEED

Anthony T. Rebholz and Lynn Rebholz, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Ryan Paul McClaughry and Jennifer Rose McClaughry, 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 7, Block 1, TALL PINES ESTATES, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

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

R-2508-017C0-00700-000

The true and actual consideration for this conveyance is **\$120,000.00.**

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: 

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 22 day of November 2016

Anthony T. Rebholz
Anthony T. Rebholz

Lynn Rebholz
Lynn Rebholz

State of Oregon } ss
County of Clackamas }

On this 22nd day of November, 2016, before me, Stephen Randall Walker Notary Public in and for said state, personally appeared Anthony T. Rebholz and Lynn Rebholz, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stephen Randall Walker
Notary Public for the State of Oregon

Residing at: 1839 Nolana Avenue Oregon City, OR 97045
Commission Expires: 7/11/2020

