



THIS SPACE RESERVED FOR F

2017-011360
Klamath County, Oregon
10/06/2017 09:32:04 AM
Fee: \$47.00

After recording return to:
Art W. Davina and Mary M. Davina
1363 Lower Klamath Lake Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Art W. Davina and Mary M. Davina
1363 Lower Klamath Lake Rd.
Klamath Falls, OR 97603
File No. 198174AM

STATUTORY WARRANTY DEED

Mathew K. McVay and Tatiana V. McVay,

Grantor(s), hereby convey and warrant to

Art W. Davina and Mary M. Davina, 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 23 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS that portion described as follows: Beginning at the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

The true and actual consideration for this conveyance is \$55,000.00.
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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 4th day of Oct, 2017.

Mathew K. McVay
Mathew K. McVay

Tatiana V. McVay
Tatiana V. McVay

State of Oregon } ss
County of Klamath }

On this 4th day of October, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Mathew K. McVay and Tatiana V. McVay, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

