



After recording return to:
Douglas James McBride and Kelli
Diane McBride
5144 Barry Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Douglas James McBride and Kelli Diane
McBride
5144 Barry Avenue
Klamath Falls, OR 97603

File No.: 7191-3385008 (SW)
Date: January 21, 2020

THIS SPACE RESERVED FOR RECORD

2020-002026

Klamath County, Oregon

02/19/2020 10:40:26 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Raymond C. Creel and Virginia L. Creel, Grantor, conveys and warrants to **Douglas James McBride and Kelli Diane McBride as tenants by the entirety**, 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:

See attached Exhibit A

Subject to:

1. 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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7191-3385008 (SW)

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 14th day of February, 2020.

Raymond C. Creel by Dennette L. Turner Virginia L. Creel by Dennette L. Turner
Raymond C. Creel by Dennette L. Turner as Attorney In Fact Attorney in fact Virginia L. Creel by Dennette L. Turner as Attorney in fact
Attorney In Fact Attorney in fact

STATE OF Oregon)
County of ~~Klamath~~ Marion) ss.

This instrument was acknowledged before me on this 14th day of February, 2020
by **Raymond C. Creel by Dennette L. Turner, as attorney in fact and Virginia L. Creel by
Dennette L. Turner, as attorney in fact..**



Stanton D. Turner
Notary Public for Oregon
My commission expires: 11/30/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 24, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.