

200 FEB 16 PM 3:31

MT50330-LW
WARRANTY DEED

Vol. M00 Page. 5042

JOHN C. O'NEILL and MARLYS A. O'NEILL, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WALLACE W. BRADLEY, TRUSTEE OF THE BRADLEY FAMILY TRUST,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 2 IN BLOCK 11 OF RAILROAD 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.

3809-003BC-00300

478218

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 15,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2023 BENSON AVE., KALMATH FALLS, OR 97601,

Dated this 16th day of February, 2000.

John C. O'Neill
JOHN C. O'NEILL

Marlys A. O'Neill
MARLYS A. O'NEILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 14, 2000 by JOHN
C. O'NEILL ~~AND MARLYS A. O'NEILL~~.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50330-LW

Return to:
BRADLEY FAMILY TRUST
2023 BENSON AVE.
KALMATH FALLS, OR 97601,



26.00
m

5043

State of Oregon

County of

Klamath

February 16, 2000

Personally appeared the above named Margaret A. O'Neill
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal:

Lisa Weatherby
Notary Public for Oregon
My Commission expires: 1/30/2003



State of Oregon, County of Klamath
Recorded 2/16/00, at 2:31 p. m.
In Vol. M00 Page 5042
Linda Smith,
County Clerk Fee \$ 26.00