



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLARANCE NEALY

3942 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/29/2003 3:18 p m.

Vol M03 Pg 27954-56

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

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

CLARANCE NEALY

3942 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT60727-KR

### WARRANTY DEED

KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided 1/2 interest, Grantor(s)  
hereby grant, bargain, sell, warrant and convey to:

CLARANCE NEALY and DANISE NEALY, as tenants by the entirety, 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 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$87,000.00.

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.

Dated this 28th day of April, 2003.

KATHY J. MC GRATH

See Attached Page 2

LINDA BILLINGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 28, 2003 by KATHY J. MC  
GRATH ~~and LINDA BILLINGER~~



(Notary Public for Oregon)

My commission expires 11/16/2003



27955

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLARANCE NEALY3942 BARTLETT AVENUEKLAMATH FALLS, OR 97603

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tax statements shall be sent to  
The following address:

CLARANCE NEALY3942 BARTLETT AVENUEKLAMATH FALLS, OR 97603

Escrow No. MT60727-KR

**WARRANTY DEED**

KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CLARANCE NEALY and DANISE NEALY, as tenants by the entirety, 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 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$87,000.00.

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.

Dated this 24 day of April, 2008.

KATHY J. MC GRATHLINDA BILLINGER

State of ~~Oregon~~ California  
County of ~~KLAMATH~~

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_ by KATHY J. MC GRATH and LINDA BILLINGER.

(Notary Public for ~~Oregon~~) California

My commission expires \_\_\_\_\_

*See Attached  
Acknowledgement Certificate*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

27956

State of California

County of

MARIN

SS.

On

24 April 03

before me,

Nathan Greese Notary Public

personally appeared

Linda Billinger

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NATHAN L. GRESE  
Commission # 1233831  
Notary Public - California  
Marin County  
My Comm. Exp. 07/07/04

WITNESS my hand and official seal.

Nathan Greese  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

Warranty Deed

Document Date:

4/24/03

Number of Pages:

1

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer**

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER

Top of Thumbprint