

NN

09 SEP 23 PM 1:55

DAVID J. O'BRIEN

2734 DERBY ST

KLAMATH FALLS, OR 97603

Grantor's Name and Address

DAVID J. & KAREN E. O'BRIEN

2734 DERBY ST

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

At: DAVID J. & KAREN E. O'BRIEN

2734 DERBY ST

KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above.

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State of Oregon, County of Klamath

Recorded 09/23/03 1:55 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID J. O'BRIEN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

DAVID J. O'BRIEN AND KAREN E. O'BRIEN, HUSBAND & WIFEhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:2734 DERBY ST
KLAMATH FALLS, OR 97603MAP TAX LOT: R-3909-00300-01900-000PROPERTY ID R529896TOWNSEND TRACTS, LOT 16 LESS SLY 58'.27 ACRES

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

MORTGAGE LOAN # 306777 TO HOME STREET BANK

, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 6.00. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ☒ (The sentence between the symbols ☒ and ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on SEPTEMBER 23, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

David J. O'BrienSTATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on SEPTEMBER 23, 2003by DAVID J. O'BRIEN

This instrument was acknowledged before me on _____

by _____

as _____

of _____


Miki H. Shew
 Notary Public for Oregon
 My commission expires Jan. 23, 2004