

WTC-62997 MS

Vol M03 Page 94599

State of Oregon, County of Klamath

Recorded 12/31/03 3:05 P<sup>m</sup>Vol M03 Pg 94599-601

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3**RECORDING COVER SHEET****ALL TRANSACTIONS, PER ORS 205.234**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

**AFTER RECORDING RETURN TO**

*name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.*

Larry J. O'Leary  
203 Dahlia  
Klamath Falls, OR 97601

**1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**

*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Statutory Warranty deed

**2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.**

Wayne A. ~~XXX~~Connors and Pamela J. ~~XXX~~Connors

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.**

Larry J. O'Leary and Nikki E. O'Leary

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$30,000.00

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

same as above

**6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).****7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

31/00



94600

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LARRY J. O'LEARY203 DAHLIAKLAMATH FALLS, OR 97601

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

LARRY J. O'LEARY203 DAHLIAKLAMATH FALLS, OR 97601

Escrow No.

MT62997-MS

### STATUTORY WARRANTY DEED

WAYNE A. CONNORS and PAMELA J. CONNORS, Grantor(s) hereby convey and warrant to LARRY J. O'LEARY and NIKKI E. O'LEARY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

876514

3809-030BA-04900

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:

The true and actual consideration for this conveyance is \$30,000.00.

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 30th day of December, 2003

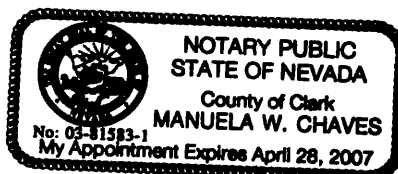
Wayne A. Connors  
WAYNE A. CONNORS

Pamela J. Connors  
PAMELA J. CONNORS

State of NEVADACounty of CLARK

This instrument was acknowledged before me on Dec. 30 2003 by WAYNE A. CONNORS and PAMELA J. CONNORS.

[Signature]  
(Notary Public)  
My commission expires APRIL 08, 2007



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 7, LAKE RIDGE PARK – TRACT # 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

**EXCEPTING THEREFROM that portion thereof conveyed to Wayne A. Connors and Pamela J Connors, as Tenants by the Entirety, to complete Property Line Adjustment 23-99, by deed recorded August 11, 1999 in Volume M99, page 32374, Microfilm Records of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" rebar marking the Northwest corner of said Lot 7; thence South 51° 50' 42" East a distance of 169.26 feet along the Lot line common to Lots 7 and 8 of said Tract #1291 to a 5/8" rebar on the Northwesterly right of way line of Lake Ridge Court; thence North 68° 25' 19" West a distance of 162.28 feet to a 5/8" rebar on the lot line common to Lots 6 and 7 of said Tract #1291; thence along said lot line North 21° 38' 32" East a distance of 48.29 feet to the point of beginning.**

**TOGETHER WITH an easement for access and utilities, 30 feet in width, as granted by instrument dated November 1, 1993 and recorded November 4, 1993 in Volume M93, page 29109, Microfilm Records of Klamath County, Oregon.**

**Tax Account No.: 3809-030BA-04900-000**

**Key No.: 876514**