

M05-62958

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Of Pages 2 Fee: \$26.00

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

McDONOUGH HOLLAND & ALLEN PC
Attorneys at Law
555 Capitol Mall, 9th Floor
Sacramento, CA 95814
Attention: Dawn H. Cole, Esq.

MAIL TAX BILLS TO:

Patricia K. Kelleher, Trustee
44816 N. El Macero Dr.
El Macero, CA 95618

WARRANTY DEED (INDIVIDUAL)

PATRICIA K. KELLEHER, Grantor, conveys and warrants to PATRICIA K. KELLEHER, as Trustee of the KELLEHER FAMILY TRUST dated April 25, 2005, Grantee, all of Grantor's one-third tenancy in common interest in the following described real property situated in Klamath County, State of Oregon, described as:

East one-half (E 1/2) of the Northeast one quarter (NE 1/4), and the North one-half (N 1/2) of the Southeast one-quarter (SE 1/4) of Section 16, Township 37, Range 12, East of the Willamette Meridian, containing approximately one hundred sixty (160) acres located in Klamath County, Oregon.

Tax account number: 3712-00000-01100-0U1

The property is free from encumbrances except current taxes and other assessments, reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

There was no true and actual consideration for this conveyance; the conveyance is from an individual to a trustee of a revocable trust the beneficiary of which is the Grantor.

"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 USE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Dated this 19 day of August, 2005.


PATRICIA K. KELLEHER

STATE OF CALIFORNIA

COUNTY OF Yolo

On 8/19/05, before me, the undersigned notary public, personally appeared

PATRICIA K. KELLEHER

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature CM HOFLAND

