

06/07/2007 08:20 IFAX fntcorvallis@fnf.com

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
Thomas J. Brady

GRANTEE'S NAME
Nancy M. Brady

SEND TAX STATEMENTS TO:
Nancy M. Brady
8245 NW Arboretum Rd
Corvallis, OR 97330

AFTER RECORDING RETURN TO:
Nancy M. Brady
8245 NW Arboretum Rd.
Corvallis, OR 97330

2007-011346

Klamath County, Oregon



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06/25/2007 11:37:32 AM

Fee: \$21.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas J. Brady, as to an 25% Interest, Grantor, conveys and warrants to

Nancy M. Brady, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of , State of Oregon,

Lot 5, Tract G-1, ODELL LAKE RECREATION UNIT, Klamath County, Oregon

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, rights-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$22,000.00 (See ORS 93.030)

DATED: April 9, 2007

STATE OF OREGON

COUNTY OF MULTNOMAH

Thomas J. Brady
Thomas J. Brady

This instrument was acknowledged before me on

June 7th

, 2007

by Thomas J. Brady

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: MARCH 06, 2011

