

2007-017633

Klamath County, Oregon



After recording return to:
John E. Kennedy, Sr.
709 Rockfellow Dr
Mt Shasta, CA 96067

Until a change is requested all tax statements
shall be sent to the following address:
John E. Kennedy, Sr.
709 Rockfellow Dr
Mt Shasta, CA 96067

File No.: 7021-1117606 (DMC)
Date: October 03, 2007

THIS SPACE



10/10/2007 03:44:39 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Scott Michael Mahan, Grantor, conveys and warrants to **John E. Kennedy and Jeanette M. Kennedy, Trustees under the Kennedy Declaration of Trust dated November 27, 1991, as to an undivided 1/3 interest; John Elmer Kennedy, Jr. and Filicity Rae Gerding-Kennedy, Co-Trustees or their successors in trust under the Kennedy and Gerding-Kennedy Family Trust dated December 4, 2003 and any amendments thereto, as to an undivided 1/3 interest; and Joseph M. Kennedy and Christina C. Kennedy, husband and wife, as to an undivided 1/3 interest all as tenants in common with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$89,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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.

Dated this 10 day of October, 2007.

Scott Michael Mahan
Scott Michael Mahan

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of October, 2007 by **Scott Michael Mahan**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

THE NORTHEASTERLY 50 FEET OF LOTS 17 AND 18 IN BLOCK 27 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, BEING A RECTANGULAR PIECE OF LAND, 50 FEET WIDE AND 100 FEET LONG, FACING 50 FEET ON EARLE STREET, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial
Copy