

2008-014527

Klamath County, Oregon



00055234200800145270030034

THIS SPACE

10/24/2008 03:48:35 PM

Fee: \$31.00



After recording return to:
Thomas O'Brien
3745 Altamont
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Thomas O'Brien
3745 Altamont
Klamath Falls, OR 97603

File No.: 7021-1288980 (DMC)
Date: October 03, 2008

STATUTORY WARRANTY DEED

Donna J. Cannon, Grantor, conveys and warrants to **Thomas O'Brien**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 9 AND 10, BLOCK 7, ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. SAVING AND EXCEPTING THEREFROM THE EASTERLY 200 FEET THEREOF.

Subject to:

1. Fiscal year real property 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of October, 2008.

Donna Jean Cannon
Donna J. Cannon

STATE OF _____)
County of _____)ss.
_____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Donna J. Cannon**.

see Attached

Notary Public for
My commission expires:

STATE OF California)SS
COUNTY OF Mendocino)

On 10-23-08, before me, **Debra Niesen**, Notary
Public, personally appeared Donna J. Cannon

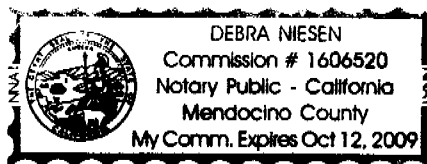
, who proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

Debra Niesen



My Commission Expires: 10-12-09

This area for official notarial seal

Notary Name: **Debra Niesen**

Notary Phone: 707 462-1446

Notary Registration Number: 1606520

County of Principal Place of Business: Mendocino