

2010-002564

Klamath County, Oregon



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02/23/2010 08:47:16 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Larry D. Moomaw  
Moomaw Hildebrand Mesirow Godfrey LLP  
P.O. Box 1609  
Beaverton, OR 97075-1609

UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX PAYMENTS TO:

Patrick J. McNeal, Trustee  
Patrick J. McNeal Living Trust  
535 Hanks Street  
Klamath Falls, OR 97601

### WARRANTY DEED

NOTICE IS HEREBY GIVEN that Patrick J. McNeal and Nancy B. McNeal, husband and wife, Grantor, hereby convey and warrant unto Patrick J. McNeal, Trustee of the Patrick J. McNeal Living Trust dated December 8, 2003, as amended, Grantee, all of Grantor's right, title and interest in that certain real property situated in Klamath County, State of Oregon, and more particularly described as follows:

See *Exhibit A*, attached hereto and incorporated herein.

Address: 535 Hanks Street, Klamath Falls, Oregon

Tax Account No.: R-3809-019DB-80012-000

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assignees forever.

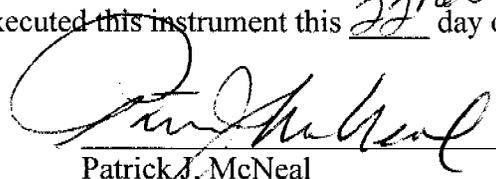
GRANTOR HEREBY COVENANTS AND WARRANTS to and with Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except encumbrances of record this date. Grantor will warrant and forever defend the premises and every party and parcel thereof against the lawful claims and demand of all persons whomsoever, except those claiming under the above described encumbrances.

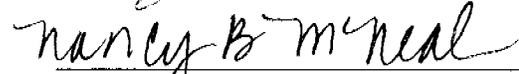
The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0- but consists of other good and valuable consideration, namely, estate planning considerations.

**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, 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, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22<sup>nd</sup> day of January, 2010.

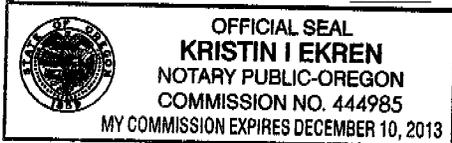
  
Patrick J. McNeal

  
Nancy B. McNeal

STATE OF OREGON, County of Washington ) ss.

Personally appeared the above-named Patrick J. McNeal, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 22<sup>nd</sup> day of January, 2010.



  
Notary Public for Oregon

STATE OF OREGON, County of Washington ) ss.

Personally appeared the above-named Nancy B. McNeal, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 26<sup>th</sup> day of January, 2010.



  
Notary Public for Oregon

## ***EXHIBIT A***

### ***Legal Description***

Unit 26 of Stage 15 of Harbor Isles Golf Course Condominium, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 16 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 14<sup>th</sup> day of November, 2002 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

#### **SUBJECT TO:**

1. The terms and provisions of the Oregon Condominium Act, and the terms, provisions, covenants, assessments and easements contained in the above-described Supplemental Declaration and the Bylaws of the Harbor Isles Golf Course Condominium Association, Inc. filed therewith. The Unit may only be used for the purposes permitted in such documents.

2. All covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, The Declaration Submitting The Harbor Isles Golf Course Condominium to Condominium Ownership dated November 2, 1994 and recorded January 9, 1995 in Volume M95, Page 541, Official Records of Klamath County, and the Supplemental Declaration Submitting Stage 15 of Harbor Isles Golf Course Condominium to Condominium Ownership, dated September 19, 2002 and recorded November 14, 2002, in Volume M02, Page 66076, Official Records of Klamath County, Oregon, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

3. Non-delinquent real property taxes and assessments for the current fiscal year and all later years, and any title, interest or encumbrance arising by, through or under Grantee.