

2011-005365

Klamath County, Oregon



00101108201100053650020023



After recording return to:
James Brennan
1220 Martin Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James Brennan
1220 Martin Street
Klamath Falls, OR 97601

File No.: 7021-1705993 (TM)
Date: April 25, 2011

THIS SPACE

04/29/2011 03:40:53 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Suzanne Joan O'Connell Revocable Trust, Grantor, conveys and warrants to **James Brennan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The North 55 feet of Lot 16 in Block 211 of Mills Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. 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 **\$43,301.23**. (Here comply with requirements of ORS 93.030)

F

APN: R613768

Statutory Warranty Deed
- continued

File No.: 7021-1705993 (TM)
Date: 04/25/2011

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26 day of April, 2011.

Suzanne Joan O'Connell Revocable Trust

Suzanne Joan O'Connell, Trustee
Suzanne Joan O'Connell, Trustee

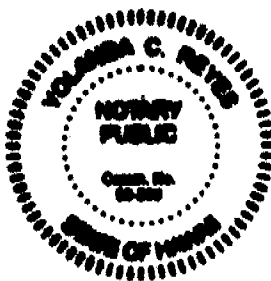
Deborah Ann O'Connell, Trustee

STATE OF ~~Oregon~~ Hawaii)
County of ~~Klamath~~ Maui) ss.

This instrument was acknowledged before me on this 26th day of April, 2011
by as of Suzanne Joan O'Connell Revocable Trust, on behalf of the .

Yolanda C. Reyes

Notary Public for ~~Oregon~~ State of Hawaii
My commission expires: 06-01-2013



Doc. Description: Statutory
Warranty Deed
No. Pages: 2
Yolanda C. Reyes Second
Notary Public Seal