

NOTE 90131-MS

THIS SPACE

2011-005568

Klamath County, Oregon



00101349201100055680030038

05/05/2011 03:17:30 PM

Fee: \$47.00

After recording return to:

Arin A. Totten

4640 Homedale Road

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Arin A. Totten

4640 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT90131-MS

Title No. 0090131

SWD r.042611

STATUTORY WARRANTY DEED

Anastasia C. O'Connell, Trustee of The James J. O'Connell and Anastasia C. O'Connell Joint Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Arin A. Totten,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$179,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47AWJ

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29th day of April, 2011.

Trustees of the James J. O'Connell and Anastasia C.
O'Connell Joint Revocable Living Trust

BY Anastasia C. O'Connell, Trustee
Anastasia C. O'Connell, Trustee

STATE OF CALIFORNIA

COUNTY OF SAN MATEO ^{SS.}

On APRIL 29, 2011 before me, MIKE QUIRK, Notary Public personally appeared Anastasia C. O'Connell, Trustee of The James J. O'Connell and Anastasia C. O'Connell Joint Revocable Living Trust personally known to me ^{and} ~~(or 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 ^{she} executed the same in ^{her} authorized capacity(ies), and that by ^{her} signatures(s) on the ^{and} instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



A tract of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is on the Westerly boundary of Homedale Road and is South along the Westerly boundary of Homedale Road a distance of 260.0 feet from the intersection of the Westerly boundary of Homedale Road and the Southerly boundary of the USRS drain ditch running East and West across the Northerly part of said NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East, Willamette Meridian; thence West a distance of 660.2 feet to an iron pin on the Easterly right of way line of Klamath Project Drain 1-C-1-A-1; thence Northerly along the Easterly line of said drain a distance of 132.0 feet to an iron pin; thence East a distance of 660.2 feet to an iron pin on the Westerly boundary of Homedale Road; thence South along said boundary a distance of 132.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Lateral Canal A-3-B.