

19th 1726040

2011-008073

Klamath County, Oregon



00104400201100080730030036



After recording return to:
Katherine A. Kroeker
3178 East Langell Valley Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Katherine A. Kroeker
3178 East Langell Valley Road
Bonanza, OR 97623

File No.: 7021-1726040 (SFK)
Date: June 15, 2011

THIS SPACE

07/08/2011 11:41:58 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

James P. O'Keeffe, Grantor, conveys and warrants to **Katherine A. Kroeker**, 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:

PARCEL 1:

BEGINNING AT A POINT 285 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 50A; THENCE SOUTH 300 FEET; THENCE EAST 142 1/2 FEET; THENCE NORTH 300 FEET; THENCE WEST 142 1/2 FEET TO THE POINT OF BEGINNING, IN BLOCK 50A EAST BONANZA ADDITION TO THE TOWN OF BANANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF VACATED RIVER STREET WHICH INURES TO SAID PROPERTY.

PARCEL 2:

THE WESTERLY 285 FEET OF BLOCK 50A IN EAST BONANZA ADDITION TO THE TOWN OF BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF VACATED TEDDY STREET AND THAT PORTION OF VACATED RIVER STREET WHICH INURES TO SAID PROPERTY.

PARCEL 3:

True And Actual Consideration is: \$125,000.00

APN: R607864

Statutory Warranty Deed
- continued

File No.: 7021-1726040 (SFK)
Date: 06/15/2011

BEGINNING AT A POINT 1,200 FEET WEST AND 810 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 10, IN TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, STATE OF OREGON; THENCE, SOUTH 300 FEET; THENCE WEST 145 FEET; THENCE, NORTH 300 FEET; THENCE, EAST 145 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED TEDDY STREET WHICH INURES TO SAID PROPERTY.

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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

APN: R607864

Statutory Warranty Deed
- continued

File No.: 7021-1726040 (SFK)
Date: 06/15/2011

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 1 day of July, 2011.

James P. O'Keeffe
James P. O'Keeffe

STATE OF Oregon)
County of Clatsop)ss.
Klamath)

This instrument was acknowledged before me on this 1 day of July, 2011
by James P. O'Keeffe.

Katy Downard
Notary Public for Oregon
My commission expires: 8-21-2011

