

UTC 91766

2011-012790

Klamath County, Oregon

After recording return to:
Felice O'Ryan Robert Ellinthorpe 3026 Fairview Ave Alameda, CA 94501
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



11/15/2011 11:15:47 AM

Fee: \$42.00

Order Number: 51210

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Kevin E. Craddock Grantor conveys and warrants to **Felice O'Ryan and Robert Ellinthorpe, not as tenants in common, but with the right of survivorship, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

Account No(s): **131556 & 131743**
Map/Tax Lot No(s): **2309-014BA-00900-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 1st day of November, 2011

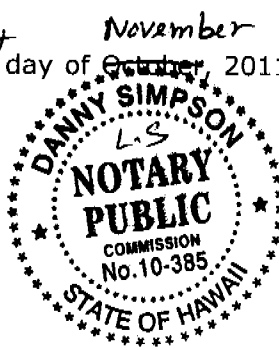
Kevin E. Craddock

State of **Hawaii**, County of Maui) ss.

This instrument was acknowledged before me on this 1st day of November, 2011 by **Kevin E. Craddock**

Notary Public for Hawaii

My commission expires: 11-14-2014



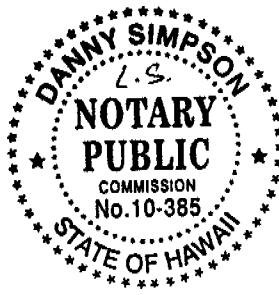
Doc. Date: 11-1-2011 # Pages: 1

Notary Name: Danny Simpson Second Circuit

Doc. Description: Statutory

Warranty Deed

Notary Signature Date: 11-1-2011



42491

"EXHIBIT A"

PARCEL 1

Lot 5 in Block 1 of MAHNS ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

and

Parcel 2

The Southerly 130 feet of the following described parcel:

Beginning at a point which is South $0^{\circ} 15'$ West 323.3 feet, along North and South center line of Section 14, Township 23 South, Range 9 East, Willamette Meridian from the $1/4$ corner between Section 11 and Section 14, Township 23 South, Range 9 East, Willamette Meridian; thence South $0^{\circ} 15'$ West 442.37 feet along said center line; thence North $89^{\circ} 24'$ West 100.67 feet; thence North $17^{\circ} 39'$ East 96.78 feet, thence North $37^{\circ} 39'$ East 118.1 feet; thence North $28^{\circ} 27'$ West 120.7 feet; thence North $2^{\circ} 05'$ East 86.8 feet; thence North $41^{\circ} 29'$ East 83.7 feet to the point of beginning, all of said parcel of land lying within the NE $1/4$ NW $1/4$ Section 14, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.