

WTC 92448-SH

2012-000635

Klamath County, Oregon



00112819201200006350040044

01/24/2012 03:17:21 PM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92448-SH
Title Order No. 0092448

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **KATHERINE L. MORAR**

Address: **609 LINCOLN STREET**

City, ST Zip: **KLAMATH FALLS, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): STATUTORY WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **PATRICK F. CREEDICAN, AS CLAIMING SUCCESSOR OF THE ESTATE OF ELIZABETH ANNE CREEDICAN, MARY ANNE STILTNER, KATHLEEN MARGARET SKIDMORE, PATRICK F. CREEDICAN**
18621 RIVERWOODS DRIVE, BEND, OR 97702

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **KATHERINE L. MORAR,**
609 LINCOLN STREET, KLAMATH FALLS, OR 97601

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **KATHERINE L. MORAR**

Address: **609 LINCOLN STREET**

City, ST Zip: **KLAMATH FALLS, OR 97601**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$75,000.00

527m



After recording return to:

KATHERINE L. MORAR609 LINCOLN STREETKLAMATH FALLS, OR 97601

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

KATHERINE L. MORAR609 LINCOLN STREETKLAMATH FALLS, OR 97601Escrow No. MT92448-SHTitle No. 0092448

SWD1 r.041111

STATUTORY WARRANTY DEED**PATRICK F. CREEDICAN, AS CLAIMING SUCCESSOR OF THE ESTATE OF ELIZABETH ANNE CREEDICAN, MARY ANNE STILTNER, KATHLEEN MARGARET SKIDMORE AND PATRICK F. CREEDICAN**

Grantor(s), hereby convey and warrant to

KATHERINE L. MORAR,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:

Lots 6 and 7 in Block 34, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$75,000.00**.

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:

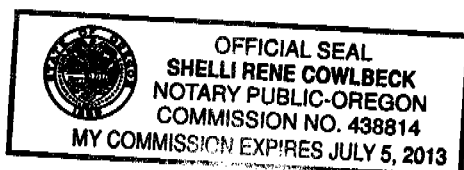
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 23 day of January, 2012.

PATRICK F. CREEDICAN, CLAIMING SUCCESSOR
AND INDIVIDUALLY

State of Oregon

County of ~~KLAMATH~~ DeschutesThis instrument was acknowledged before me on Jan 23, 2012 by PATRICK F. CREEDICAN, AS CLAIMING SUCCESSOR AND INDIVIDUALLY.

(Notary Public for Oregon)
My commission expires 7-5-13

MARY ANNE STILTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2012 by MARY ANNE STILTNER.

(Notary Public for Oregon)

My commission expires _____

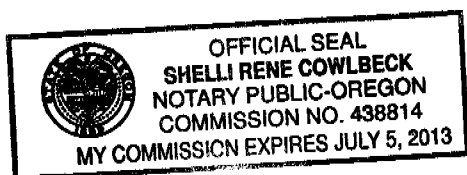
Kathleen Margaret Skidmore
KATHLEEN MARGARET SKIDMORE

State of Oregon
County of ~~KLAMATH~~ Deschutes

This instrument was acknowledged before me on Jan 23, 2012 by, KATHLEEN MARGARET SKIDMORE.

Shelli Cowlbeck
(Notary Public for Oregon)

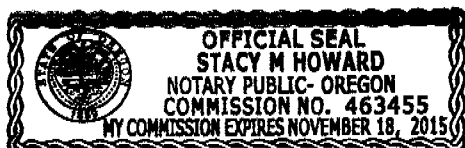
My commission expires 7-5-13



Mary Anne Stiltner
MARY ANNE STILTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 23, 2012 by MARY ANNE STILTNER.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11-18-15

KATHLEEN MARGARET SKIDMORE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2012 by, KATHLEEN MARGARET SKIDMORE.

(Notary Public for Oregon)
My commission expires _____