

2012-008180

Klamath County, Oregon



00121767201200081800070076

07/26/2012 09:19:31 AM

Fee: \$67.00

After Recording Return to:

Josephine Hicks
26591 El Mar Drive
Mission Viejo, CA 92691

Until a change is requested, please forward all
Tax statements to:

Josephine Hicks
26591 El Mar Drive
Mission Viejo, CA 92691

Tax Assessor's Account No. R328639

WARRANTY DEED

(Individual to Individual)

Grantor: **Lucille Beirdenau, an unmarried woman, Odell Caruso, an Unmarried Woman, Martha Starr and William Starr, husband and Wife, Monica Swanson and William Swanson, Husband and Wife, Rob J. Ramsey, and unmarried man.**

Does hereby grant, bargain, see, convey, and warrant unto:

Patrick Duffy and Linda Duffy, Husband and Wife as Joint Tenants, and Josephine Hicks, an unmarried woman,
Grantee, the following lands and property, together with all improvements located thereon, lying in the County of
Klamath, State of Oregon, to-wit:

X See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Street Address of Real Property: See Exhibit A

The true and actual consideration paid for this transfer, state in dollars is \$0.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any,
which are reserved by Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEETITLE 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, CHAPER 424, OREGON LAWS 2007.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRICED 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2009-2011 shall be prorated between Grantor and Grantee as of the date selected by Grantor
and Grantee, or X paid by Grantee, or paid by Grantor.

EXHIBIT (A)

That part of the South $\frac{1}{2}$ Northwest $\frac{1}{4}$ of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies Southerly and Westerly of Knot Table Land Rimrock, SAVE AND EXCEPTING the following described tract:

Beginning at a point on the West line of said Section 11, said point lying North a distance of 2,983.09 feet from the corner common to Sections 10, 11, 16 and 17, Township 36 South, Range 10 East of the Willamette Meridian; thence North $88^{\circ} 30'$ East a distance of 72.69 feet; thence South $1^{\circ} 30'$ East a distance of 143 feet; thence North $88^{\circ} 30'$ East a distance of 60 feet; thence North $1^{\circ} 30'$ West a distance 143 feet; thence North $88^{\circ} 30'$ East a distance of 527.31 feet; thence North a distance of 660 feet; thence South $88^{\circ} 30'$ West a distance of 660 feet; thence South a distance of 660 feet to the point of beginning.

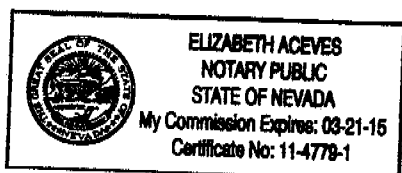
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 7 day of November 20 11.

Lucille Beirdneau
Signature

Lucille Beirdneau Beirdneau
Type or Print Name

STATE OF ^{Nevada} ~~OREGON~~)
County of Clark) SS.

The foregoing instrument was acknowledged before me this 11/7/11 (date) by Lucille Beirdneau (name of person acknowledged.)
Beirdneau



My Commission expires: 03/21/2015

Elizabeth Aceves
Notary Public for ~~Oregon~~ Nevada

Elizabeth Aceves
Type or Print Name

Grantor (name, address and telephone)

Lucille Beirdneau ^{Beirdneau}
3025 FORT STANWICK RD.
ENDERSON, NV 89052
702/407-9129

Grantee (name, address and telephone)

Patrick Duffy and Linda Duffy
25950 Acero Ste. 100
Mission Viejo, Calif. 92691
949 707-4445

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 7 day of November 20 11.

Odell M. Caruso
Signature

Odell Caruso
Type or Print Name

STATE OF ~~OREGON~~ ^{Nevada})
County of Clark) SS.

The foregoing instrument was acknowledged before me this 7th Nov 11 (date) by Odell Caruso (name of person acknowledged.)



Janelle M. Faulkner
Notary Public for ~~Oregon~~ Nevada

Janelle Faulkner
Type or Print Name

My Commission expires: Jan. 22, 2012

Grantor (name, address and telephone)

Odell Caruso

40 Mona Lane # 3

Henderson, NV
89015

Grantee (name, address and telephone)

Patrick Duffy and Linda Duffy

25950 Acero Ste. 100

Mission Viejo, Calif. 92691

949 707-4445

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 17th day of November 2011.

Martha Starr

Signature

Martha Starr

Type or Print Name

William Starr

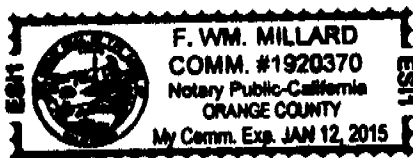
Signature

William Starr

Type or Print Name

STATE OF ~~OREGON~~ CALIFORNIA)
) SS.
County of ORANGE)

The foregoing instrument was acknowledged before me this 11/17/2011 (date) by MARTHA STARR AND WILLIAM STARR (name of person acknowledged.)



F. WM. MILLARD

Notary Public for ~~Oregon~~ CALIFORNIA

F. WM. MILLARD

Type or Print Name

My Commission expires: JANUARY 12, 2015

Grantor (name, address and telephone)

Martha Starr & William Starr

30862 OLYMPIC

LAGUNA NIGUEL, CA 92677

949 495-6587

Grantee (name, address and telephone)

Patrick Duffy and Linda Duffy

25950 Acero Ste. 100

Mission Viejo, Calif. 92691

949 707-4445

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 26 day of JANUARY 2012.

Monica Swanson
Signature

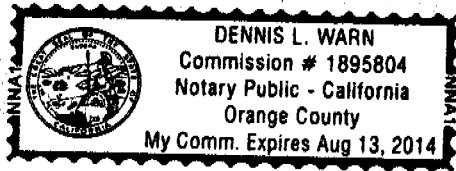
Monica Swanson
Type or Print Name

William Swanson
Signature

William Swanson
Type or Print Name

STATE OF ~~OREGON~~ CALIFORNIA)
) SS.
County of ORANGE)

The foregoing instrument was acknowledged before me this 1/26/2012 (date) by WILLIAM SWANSON and MONICA SWANSON (name of person acknowledged.)



Dennis L. Warn
Notary Public for ~~Oregon~~ CALIFORNIA

DENNIS L. WARN
Type or Print Name

My Commission expires: 8/13/2014

Grantor (name, address and telephone)
Monica Swanson & William Swanson
25161 WANDERING LN.
LAKE FOREST, CA 92630
949.588.8286

Grantee (name, address and telephone)
Patrick Duffy and Linda Duffy
25950 Acero Ste. 100
Mission Viejo, Calif. 92691
949 707-4445

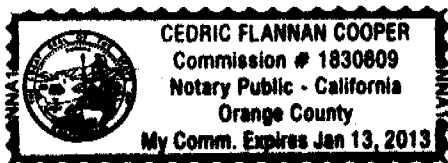
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 31 day of OCTOBER 2011.

Rob J. Ramsey
Signature

Rob J. Ramsey
Type or Print Name

STATE OF ^{California} ~~OREGON~~)
County of Orange) SS.

The foregoing instrument was acknowledged before me this 31st of October, 2011 (date) by Rob J. Ramsey (name of person acknowledged.)



Cedric Flannan Cooper
Notary Public for ~~Oregon~~ California

Cedric Flannan Cooper
Type or Print Name

My Commission expires: Jan 13, 2013

Grantor (name, address and telephone)

Rob J. Ramsey

22901 Via Dorseto
Lake View, CA
92629

Grantee (name, address and telephone)

Patrick Duffy and Linda Duffy

25950 Acero Ste. 100
Mission Viejo, Calif. 92691
949 707-4445