

WTC 1396-10901

2012-009005

Klamath County, Oregon

GRANTOR'S NAME AND ADDRESS:
Dwight D. & Virginia G. Spillane



00122785201200090050020026

08/15/2012 11:22:35 AM

Fee: \$42.00

GRANTEE'S NAME AND ADDRESS:
James P. & Mary O'Keefe
55042 Franklin Road
Bandon, OR 97411

AFTER RECORDING, RETURN TO:
Same as above

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENTS TO:
Grantees

* * * * *

SPECIAL WARRANTY DEED, STATUTORY FORM

DWIGHT G. SPILLANE and VIRGINIA G. SPILLANE, Husband and Wife, Grantors, convey and specially warrant to JAMES P. O'KEEFFE and MARY O'KEEFFE, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein, such real property being legally described as follows, to wit:

Beginning at the Southwest corner of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon: thence running North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the place of beginning;

EXCEPTING THEREFROM the West 30 feet deeded to Klamath County for road in Volume 286 at page 508, recorded September 14, 1956,

ALSO EXCEPT any portion lying within Klamath County road on the South side.

Subject to contracts and / or liens for irrigation and drainage, reservations, restrictions, easements, rights of way of record and those apparent on the land.

Also subject to rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

42pmt

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. 92

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars, is \$60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being fulfillment of that certain previously recorded Land Sale Contract as between the parties.

Dated this 19 day of June, 2002.

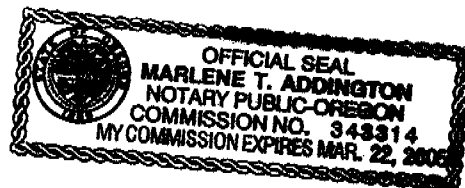
Dwight G. Spillane
DWIGHT G. SPILLANE

Virginia G. Spillane
VIRGINIA G. SPILLANE

STATE OF OREGON / County of Klamath ss.

PERSONALLY APPEARED BEFORE ME the above-named DWIGHT G. SPILLANE and VIRGINIA G. SPILLANE, the 19th day of June, 2002 and acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
NOTARY PUBLIC FOR OREGON



AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.