



2012-011856
 Klamath County, Oregon
 10/25/2012 10:50:49 AM
 Fee: \$42.00

After recording return to:

William J. Brady

9777 Arant Road

Klamath Falls, OR 97603

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

William J. Brady

9777 Arant Road

Klamath Falls, OR 97603

Escrow No. MT95386-MS

Title No. 0095386

SWD r.020212

STATUTORY WARRANTY DEED

Charles A. Connell and Joann T. Connell, as Co-Trustees of the Connell Family Trust,

Grantor(s), hereby convey and warrant to

William J. Brady and Susan A. Brady, as tenants by the entirety,

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:

Parcel 2 of Partition 61-92, located in Lot 12 in Block 2 of TRACT 1172, SHIELD CREST, filed March 19, 1993, in the office of the County Clerk of Klamath County, Oregon,

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, microfilm Records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$430,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

37 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16th day of October 2012

Charles A. Connell and Joan T. Connell, as Co-Trustees of
the Connell Family Trust

BY: Charles A. Connell
Charles A. Connell, Co-Trustee

BY: Joann T. Connell
Joann T. Connell, Co-Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-16-12, 2012 by Charles A. Connell and Joan T. Connell,
as Co-Trustees of the Connell Family Trust.

Brenda Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-16

