



THIS SPACE RESERVED FOR RECORDER'S USE

2012-012701

Klamath County, Oregon

11/14/2012 02:51:49 PM

Fee: \$42.00

After recording return to:

MICHAEL A. FREITAS, JR.

1350 Haliimaile Rd
Makawao, HI 96768

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

MICHAEL A. FREITAS, JR.

1350 Haliimaile Rd
Makawao, HI 96768

Escrow No. MT94032-LW

Title No. 0094032

SWD r.020212

STATUTORY WARRANTY DEED

DANIEL L. SULLIVAN and MONA J. SULLIVAN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MICHAEL A. FREITAS, JR.,

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:

The NE1/4 of the NE1/4 of Section 26, Township 37 South, Range 11 1/2 East of the Willamette Meridian, lying Northeasterly of Hildebrand Market Road (Bliss Road)

The true and actual consideration for this conveyance is **\$100,000.00**.

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:

42 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 13 day of November, 2012

Daniel L. Sullivan
DANIEL L. SULLIVAN

Mona J. Sullivan
MONA J. SULLIVAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 13 2012 by DANIEL L. SULLIVAN and MONA J. SULLIVAN.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

