

**2013-002005**

Klamath County, Oregon

02/22/2013 02:20:05 PM

Fee: \$42.00

After recording return to:

Manuela Daly
2007 Abilene Avenue
Klamath Falls, OR 97601

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

Manuela Daly
2007 Abilene Avenue
Klamath Falls, OR 97601

Escrow No. MT96266-KR

Title No. 0096266

SWD r.020212

STATUTORY WARRANTY DEED

Michelle C. Davis, Claiming Successor of The Estate of James William Hayes, deceased and Michelle C. Davis, individually,

Grantor(s), hereby convey and warrant to

Manuela Daly,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 1**

Lot 8, Block 4, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8, Block 4 in RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, from which point the center one-quarter corner of said Section 5 bears North 00° 31' 12" East 439.62 feet, more or less, thence South 00° 31' 12" West 110.00 feet, more or less, to the Southeast corner of said Lot 8; thence South 89° 24' 27" East 70.00 feet; thence North 00° 31' 12" East 110.09 feet; thence North 89° 28' 48" West 70.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$19,000.00**.

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, 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.

x Dated this 21st day of **February**, 2013.

The Small Estate of James William Hayes, deceased
Klamath County Circuit Court Case #1200056CV

X Michelle C Davis 2/21/13
Michelle C. Davis, individually

X by: Michelle C Davis 2/21/13
Michelle C. Davis, Claiming Successor

State of Oregon
County of Clackamas

This instrument was acknowledged before me on **February 21, 2013** by Michelle C. Davis, Claiming Successor of The Estate of James William Hayes, deceased and Michelle C. Davis, individually.

Kathleen E Eichler
(Notary Public for Oregon)

My commission expires 2/14/15

