



THIS SPACE RESERVED FOR R

2013-002133  
Klamath County, Oregon  
02/26/2013 12:28:32 PM  
Fee: \$47.00

After recording return to:

Anthony J. Bradley

3638 Alva Avenue

Klamath Falls, OR 97603

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

Anthony J. Bradley

3638 Alva Avenue

Klamath Falls, OR 97603

Escrow No. MT96529-MS

Title No. 0096529

SWD r.020212

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**STATUTORY WARRANTY DEED**

**D. Eileen Conner and Susan B. Warner, with the rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Anthony J. Bradley,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$109,500.00**.

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:

47 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 2/22/13 day of \_\_\_\_\_.

D. Eileen Conner  
D. Eileen Conner

Susan B Warner  
Susan B. Warner

State of Oregon  
County of Linn

This instrument was acknowledged before me on February 22, 2013 by D. Eileen Conner and Susan B. Warner.

Judi D. Kihs  
(Notary Public for Oregon)

My commission expires 7-22-16



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 49' East along the North line of Lot 51 of HOMECREST a distance of 60 feet to an iron pin; thence South 0° 11' East a distance of 120 feet to an iron pin; thence South 89° 49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0° 11' West along the West line of Lot 51 a distance of 120 feet, more or less, to the point of beginning. Said Tract being a portion of Lot 51, Block H of HOMECREST.