

2013-003419

Klamath County, Oregon



00133604201300034190030037

04/01/2013 02:49:49 PM

Fee: \$47.00

After recording return to:

Patrick J. McSweeney
404 Circleview Dr N
Hurst, TX
76054

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

Patrick J. McSweeney
404 Circleview Dr N
Hurst, TX
76054

**STATUTORY
BARGAIN AND SALE DEED**

Mary Lou McSweeney, Grantor, conveys to Patrick J. McSweeney, Grantee, the following described real property situated
in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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.

The true consideration for this conveyance is \$[10]. (Here comply with the requirements of ORS 93.030)

Dated this April 1, 2013.

Mary Lou McSweeney

[]

STATE OF OREGON

County of [Franklin]

This instrument was acknowledged before me on [April 1, 2013]

by [Mary Lou McSweeney]

This instrument was acknowledged before me on []

by []

as []

of []

Emily Jean Coe

Notary Public for Oregon

My commission expires [May 13, 2016]

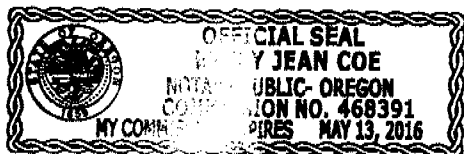


Exhibit A

Lot 7 in Block 3, FIRST ADDITION TO BUREKER PLACE.

Subject to: Regulations, contracts, easements and water and irrigation rights in connection therewith Klamath Project and/or Klamath Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; 25 foot building set-back line on the South end of Lots 1 to 8, Block 3; Conditions, reservations, restrictions or limitations and rights to use irrigation and drainage ditches as disclosed by the plat, the dedication and the approval of said plat by Klamath Irrigation District; Trust Deed, including the terms and provisions thereof, recorded Sept. 13, 1965, in M-65 at page 1627, to Commonwealth, Inc., and by an instrument recorded January 24, 1966 in M-66 at page 651, said Trust Deed was assigned to Federal National Mortgage Association and/or Federal Housing Commissioner, which said Trust Deed grantees hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.