

RECORDING REQUESTED BY

Kathryn Itomura
549 North Griffith Park Drive
Burbank, CA 91506

WHEN RECORDED MAIL TO

NAME Patrick Martin Conley

MAILING P. O. BOX 98
ADDRESS

CITY, STATE YONCALLA, OREGON
ZIP CODE 97499

2013-006266

Klamath County, Oregon



00137016201300062660030032

06/04/2013 10:31:25 AM

Fee: \$47.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

WARRANTY DEED

MAIL TAX STATEMENTS TO: PATRICK MARTIN CONLEY
P.O. BOX 98
YONCALLA, OREGON 97499

CONSIDERATION: ZERO (0) THIS IS A GIFT.

GRANTOR: KATHRYN ITOMURA AKA KATHRYN CERRA

GRANTEE: PATRICK MARTIN CONLEY

WARRANTY DEED

KATHRYN ITOMURA AKA KATHRYN CERRA, Grantor, conveys and warrants to PATRICK MARTIN CONLEY, Grantee, for no consideration and as a gift to the grantee, grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto, situated in the State of Oregon and the County of Klamath, and described, free of encumbrances except as specifically set forth here as follows:

LOT 10, BLOCK 34
First Addition to
Klamath Forest Estates
as recorded in Klamath
County, Oregon

and subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

To have and to hold the above described granted premises unto the said grantee and grantees successors, heirs and assigns forever.

Said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantors successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

"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. 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."

The true consideration for this conveyance is \$0. This warranty deed is a gift.

Dated this 29 day of May, 2013.

Kathryn Itomura formerly aka Kathryn Cerra
Kathryn Itomura formerly aka Kathryn Cerra

State of California
County of Los Angeles

This instrument was acknowledged before me on May 29, 2013 by Kathryn Itomura formerly and aka Kathryn Cerra.

[Signature]
(Signature of notarial officer)

(Seal)

Notary Public
Title (and Rank)

My commission expires: 6/14/2015

STATE OF CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

ss. (STATE OF CALIFORNIA
(
(COUNTY OF LOS ANGELES

On May 29, 2013 before me, Joe Kennedy, a Notary Public, personally appeared Kathryn Itomura, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by signature on this instrument the person, or the entity upon behalf of which they acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

