



THIS SPACE RESERVED FOR RECORDING

2013-009684
Klamath County, Oregon
08/23/2013 12:12:03 PM
Fee: \$47.00

After recording return to:

Martin O'Neil

729 Cook St

Klamath Falls, OR 97601

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

Martin O'Neil

729 Cook St

Klamath Falls, OR 97601

Escrow No. MT98462-LW

Title No. 0098462

SWD r.020212

STATUTORY WARRANTY DEED

Rene M. Allen,

Grantor(s), hereby convey and warrant to

Martin O'Neil,

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 **\$89,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 22 August day of 2013.

Rene M. Allen
Rene M. Allen

State of Oregon
County of Klamath

This instrument was acknowledged before me on August 22, 2013 by Rene M. Allen.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

All that portion of Lot 2 in Block 1 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,
described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the line between Lots 2 and 3 of said Block, 76 feet; thence Northeasterly and parallel to Cook Street, 52 feet to the Easterly line of said Lot 2; thence Southeasterly along said Easterly line of said Lot 2, 76 feet to the Northerly line of Cook Street; thence Southwesterly along the said line of Cook Street to the point of beginning.