

1st 2165900 - ALF



After recording return to:
Bryan Stewart and Cheri Stewart
751 Mitchell Road
Dairy, OR 97625

Until a change is requested all tax
statements shall be sent to the
following address:
Bryan Stewart and Cheri Stewart
751 Mitchell Road
Dairy, OR 97625

File No.: 7021-2165900 (ALF)
Date: October 14, 2013

THIS SPACE RESERVED FOR RECORD

2013-012200

Klamath County, Oregon

10/30/2013 12:10:33 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Robert N. Kelleher, Grantor, conveys and warrants to **Bryan Stewart and Cheri Stewart, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The S1/2 S1/2 NE1/4 NE1/4 and that portion of the S1/2 S1/2 NW1/4 NE1/4 lying Easterly of the County Road, in Section 24, Township 40, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 29 day of October, 2013.

Robert Kelleher by Scott V. Kelleher as his attorney in fact

[Signature]
Robert N. Kelleher

STATE OF North Carolina)
County of Guilford) ss.

This instrument was acknowledged before me on this 29th day of October, 2013
by Scott V. Kelleher

ANITA L. RUSSELL
Notary Public - North Carolina
Guilford County
My Commission Expires April 26, 2014

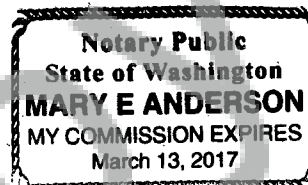
[Signature]
Notary Public for Guilford NC
My commission expires: April 26, 2014

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Dated this 28 day of OCT, 2013.

Robert N. Kelleher
Robert N. Kelleher
As Attorney in fact

STATE OF Washington)
County of Snohomish) ss.



This instrument was acknowledged before me on this 28 day of OCT, 2013
by MARY E. ANDERSON
Kristin Paolano

Mary E Anderson
Notary Public for Snohomish Co
My commission expires: