



THIS SPACE RESERVED FOR RECORD

2014-000672
Klamath County, Oregon
01/24/2014 02:44:55 PM
Fee: \$52.00

After recording return to:

Kevin O'Ryan

92600 Goldson Rd

Cheshire, OR 97419

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

Kevin O'Ryan

92600 Goldson Rd

Cheshire, OR 97419

Escrow No. SR151118TI

Title No. 0099645

SWD r.020212

STATUTORY WARRANTY DEED

Gerald R. Clark and Barbara A. Clark, not as Equal Co-Tenants, but with right of survivorship,

Grantor(s), hereby convey and warrant to

Kevin O'Ryan and Kathleen O'Ryan not as tenants in common, but with right of survivorship,

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:

**Lot 8 of Block 2 of MAHN'S ACRES SUBDIVISION, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 131654

2309-014BA-03000-000

The true and actual consideration for this conveyance is **\$12,000.00**.

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:

Return to:

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 16 day of Jan. 2014.

Gerald R. Clark

Barbara A. Clark
Barbara A. Clark

State of Oregon

County of Klamath

This instrument was acknowledged before me on Jan. 16, 2014 by Gerald R. Clark.

(Notary Public for Oregon)

My commission expires _____

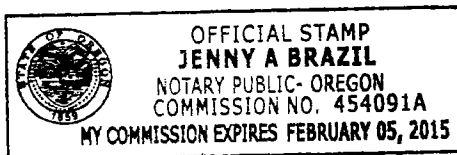
State of Oregon

County of Klamath

This instrument was acknowledged before me on Jan. 16, 2014 by Barbara A. Clark.

Jenny A. Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015



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 15 day of Jan. 2014

Gerald R. Clark
Gerald R. Clark

Barbara A. Clark

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 15, 2014 by Gerald R. Clark.



Branie
(Notary Public for Oregon)

My commission expires 2/5/2015

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Barbara A. Clark.

(Notary Public for Oregon)

My commission expires _____