



99934110

2014-000818

Klamath County, Oregon

01/30/2014 08:51:04 AM

Fee: \$47.00

After recording return to:

Phoebe Rich

11701 SW Riverwood Rd.

Portland, OR 97219

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

Phoebe Rich

11701 SW Riverwood Rd.

Portland, OR 97219

Escrow No. MT99934-LW

Title No. 0099934

SWD r.020212

### STATUTORY WARRANTY DEED

**Mary P. O'Shaughnessy,**

Grantor(s), hereby convey and warrant to

**Phoebe Rich and James F. Hare 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 19 in TRACT 1385 - THE HARBOR ISLES GOLF COURSE CONDOMINIUM - STAGE 11, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 11 of Harbor Isles Golf course Condominium to Condominium Ownership, recorded the third day of August, 2001 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

The true and actual consideration for this conveyance is **\$157,000.00**.

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:

47amt.

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 28<sup>th</sup> day of January, 2014.

Mary P. O'Shaughnessy  
Mary P. O'Shaughnessy

By: Mary R. O'Shaughnessy  
Mary R. O'Shaughnessy, her attorney in fact

State of Oregon  
County of Klamath

This instrument was acknowledged before me on January 28, 2014 by Mary P. O'Shaughnessy for Mary R. O'Shaughnessy as attny in fact

Lisa Legget-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015

