

MAC05794

2014-005537

Klamath County, Oregon

05/23/2014 09:13:52 AM

Fee: \$52.00

Western Title & Escrow

Order Number: 87126

Grantor
Donald R. Albright Wilma J. Albright 2110 Geary Street SE Albany, OR 97322
Grantee
John Clayton Brennan PO Box 253 Saint Helens, OR 97051
Until a change is requested, all tax statements shall be sent to the following address:
John Clayton Brennan PO Box 253 Saint Helens, OR 97051

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Donald R. Albright and Wilma J. Albright, Grantors convey and warrant to John Clayton Brennan, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Account: 157939

Map & Tax Lot: 2507-036C0-00600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 20 day of May, 2014

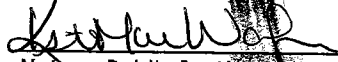
Donald R. Albright
Donald R. Albright

Wilma J. Albright
Wilma J. Albright

\$52.00

State of Oregon, County of Linn) ss.

This instrument was acknowledged before me on this 20 day of May, 2014 by **Donald R. Albright**
and **Wilma J. Albright**



Notary Public for the State of Oregon

My commission expires 10/10/14



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4, Block 1, of Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.