

2014-008592

Klamath County, Oregon



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08/18/2014 12:23:25 PM

Fee: \$47.00

Grantor Name and Address:

Peter R. O'Neil and Esther O'Neil
P.O. Box 124
Midland, Oregon 97634

Grantee Name and Address:

Barry G. Leach and Laura A Leach

341 Garden Grove Dr
Roseburg OR 97471

After Recording Return to:

Grantee

Until A Change is Requested

Send Tax Statements to:

Grantee

The true and actual consideration stated in this
instrument is:

\$ 37,000.00.

SPECIAL WARRANTY DEED

Statutory Form

PETER R. O'NEIL and ESTHER O'NEIL, Husband and Wife
Grantors, convey and specially warrant to **BARRY G. LEACH and**
LAURA A. LEACH, Husband and Wife, Grantees, the following
described real property free of encumbrances created or suffered
by the grantor except as specifically set forth herein legally
described as follows, to-wit:

Lots 20 and 21 of the Resubdivision of Tracts B and C
FRONTIER TRACT, a platted portion of County of Klamath,
according to the official plat thereof on file
in the office of the Clerk of Klamath County, Oregon

SUBJECT TO taxes, contracts and/or liens for irrigation
and/or drainage, covenants, conditions, restrictions,
easements, homeowners association provisions, rights-
of-way and other matters now of record, and those
apparent on the land.

ALSO SUBJECT TO rights of the public in and to any
portion of the herein described property lying within
the boundaries of roads or highways.

"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 AND
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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

The true and actual consideration for this conveyance, is \$37,000.00. This Deed is in fulfillment of a certain Land Sale Contract dated in 2009.

Dated this 14 day of January, 2014.

GRANTORS:

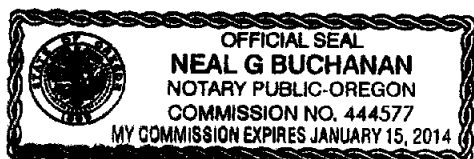

PETER R. O'NEIL


ESTHER O'NEIL

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named PETER R. O'NEIL AND ESTHER O'NEIL, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 14 day of January, 2014.




NOTARY PUBLIC FOR OREGON
My Commission Expires 1-15-14