

187 2295775-LW



After recording return to:  
O'Keeffe Family Trust  
P.O. Box 286  
Malin, OR 97632

Until a change is requested all tax  
statements shall be sent to the  
following address:  
O'Keeffe Family Trust  
P.O. Box 286  
Malin, OR 97632

File No.: 7021-2295775 (LW)  
Date: July 30, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Donna Abbott, as Successor Trustee of the Ola Fern Judkins Living Trust, dated June 1, 2009,** Grantor, conveys and warrants to **Henry J. O'Keeffe and Patricia D. O'Keeffe Trustees or their Successors in Trust under the O'Keeffe Family Trust 1983 dated May 13, 1983 and any amendments thereto**, 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:

Beginning at a point on the Westerly boundary of the right of way of the Homedale road which point is on the Southerly boundary of the U.S.R.S. drain ditch running East of West across the northerly part of the Northwest quarter of the Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon; and running thence South along the Westerly boundary of the Homedale road 260 feet to the point of beginning; and running thence West to the Easterly right of way line of Klamath Project drain #1-C-1-A-1; thence Southerly along the said Easterly boundary line of said drain 306.2 feet; thence East to the Westerly boundary of the Homedale road; thence North along the Westerly boundary 306.2 feet to the point of beginning, containing 5 acres more or less and being a part of the Northwest quarter of Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Consideration \$100,000.00

F.  
57.00

**Beginning at a point on the Westerly boundary of the right of way of the Homedale road which point is on the Southerly boundary of the U.S.R.S. drain ditch running East and West across the Northerly part of the Northwest quarter of the Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon; and running thence South along the Westerly boundary of the Homedale road 443.7 feet to the point of beginning; and running thence West to the Easterly right of way line of Klamath Project drain #1-C-1-A-1; thence Southerly along the said Easterly boundary line of said drain 122.5 feet; thence East to the Westerly boundary of the Homedale road; thence North along the Westerly boundary 122.5 feet to the point of beginning, and being a part of the Northwest quarter of Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM THE A-3-B Lateral.**

**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.
- 2: 2014-2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$100,000.00**. (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.

Dated this 2<sup>nd</sup> day of September, 2014.

Donna Abbott, as Successor Trustee of the  
Ola Fern Judkins Living Trust, dated June 1,  
2009

Donna Abbott, Successor Trustee  
Donna Abbott, Successor Trustee

STATE OF Oregon )  
County of Clackamas )ss.

This instrument was acknowledged before me on this 2<sup>nd</sup> day of September, 2014  
by as of Donna Abbott, as Successor Trustee of the Ola Fern Judkins Living Trust, dated June 1, 2009,  
on behalf of the . \_\_\_\_\_

Notary Public for Oregon

My commission expires: May 16 2016

