

After Recording Return to
and Mail all Tax Statements to:
Patrick Richard Brady
PO Box 657
Sisters, OR 97759

2014-011042
Klamath County, Oregon
10/22/2014 08:54:52 AM
Fee: \$67.00

STATUTORY SPECIAL WARRANTY DEED

Union Oil Company of California, Grantor, conveys and specially warrants to **Patrick Richard Brady**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Insert Legal Here:

Lots 13, 14 and 15, Block 17, SECOND RAILROAD
ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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, and;
2. Certain restrictions on the real property affecting its use by the Grantee, and any and all successors in interest, assigns, tenants, users, or occupiers, for such uses as groundwater withdrawal, whether for consumption or non-consumption, single or multi-family residential occupancy, commercial/residential mixed-use occupancy, temporary overnight occupancy, school, church, hospital, daycare, nursery, public recreation and any and all other related and like-kind uses. The real property shall remain zoned for industrial or commercial uses only.

NC9 FAT10 679852
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.

The true consideration for this conveyance is \$ 25,000.00.

Dated this 16 day of October, 2014.

GRANTOR:

Union Oil Company of California

By: Brian J Kelly

Name: BRIAN J KELLY

Title: REAL PROPERTY OFFICER

STATE OF CALIFORNIA)

COUNTY OF Orange)

On October 16, 2014, before me, Robin K Rodriguez, a
Notary Public, personally appeared Brian John Kelly, who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Robin K Rodriguez
Signature of Notary

