

2014-013252

Klamath County, Oregon



00163161201400132520020024

12/24/2014 11:10:18 AM

Fee: \$47.00

GRANTOR'S NAME/ADDRESS:

P.J. McNeal Properties, LLC
535 Hanks Street
Klamath Falls, OR 97601

GRANTEE'S NAME/ADDRESS:

McNeal Family Properties, LLC
535 Hanks Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Larry D. Moomaw
Moomaw Mesirow & Godfrey, LLP
P.O. Box 1609
Beaverton, OR 97075-1609

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

McNeal Family Properties, LLC
535 Hanks Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

P.J. McNeal Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to McNeal Family Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon:

Parcel 1 of Land Partition 15-02, said Land Partition being a partition of Parcel 1 of Land Partition 32-95, situated in the SW1/4 of Section 15 and the NW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-02200-00205-000 Key No: 888715

Grantor covenants and warrants that the above described property is free from all encumbrances except: encumbrances of record this date.

The true consideration for this conveyance stated in terms of dollars is \$ 0, but consists of other good and valuable consideration which is the whole consideration.

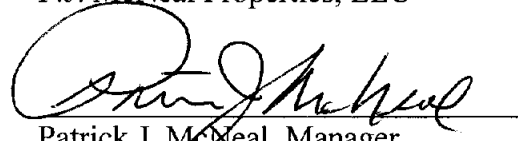
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16th day of December, 2014.

Grantor:

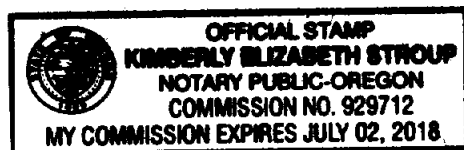
P.J. McNeal Properties, LLC

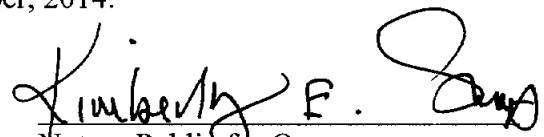

Patrick J. McNeal, Manager

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Patrick J. McNeal, in his capacity as Manager of P.J. McNeal Properties, LLC, an Oregon limited liability company, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 16 day of December, 2014.




Notary Public for Oregon
My Commission Expires: July 2, 2018