

2015-005324

Klamath County, Oregon

05/26/2015 03:35:49 PM

Fee: \$52.00



After recording return to:
Dive Realty, LLC
4667 Thompson Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Dive Realty, LLC
4667 Thompson Avenue
Klamath Falls, OR 97603

File No.: 7021-2446425 (MS)
Date: May 26, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patrick J. McCartney and Cheryl A. McCartney, Grantor, conveys and warrants to **Dive Realty, LLC, an Arizona Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

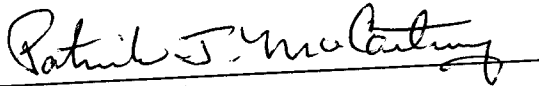
APN: R482515

Statutory Warranty Deed
- continued

File No.: 7021-2446425 (MS)

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.

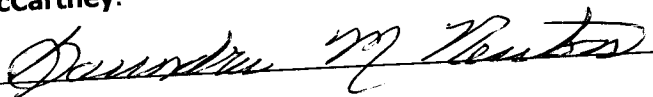
Dated this 22 day of May, 20 15.


Patrick J. McCartney

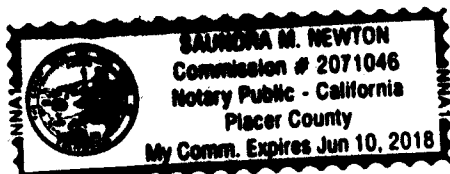

Cheryl A. McCartney

STATE OF California)
County of Placer) ss.

This instrument was acknowledged before me on this 22 day of May, 20 15
by **Patrick J. McCartney and Cheryl A. McCartney.**



Notary Public for California
My commission expires: June 10, 2018



APN: **R482515**

Statutory Warranty Deed
- continued

File No.: **7021-2446425 (MS)**

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Lot 531, Block 127, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Also that part of Lot 530 in said Block and Addition described as follows:

Beginning at the Southwest corner of Lot 530 in Block 127 of Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence East 10 feet; thence North 50 feet; thence West 10 feet; thence South 50 feet to the point of beginning.

Also that portion of Lot 545 in said Block and Addition described as follows:

Beginning at the Northeast corner of Lot 545 in Block 127 of Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence West along the South line of an alley 35 feet; thence South 30 feet; thence East 35 feet to the East line of said Lot; thence North 30 feet to the place of beginning.

Tax Parcel Number: R482515