



2015-005522
Klamath County, Oregon
05/29/2015 09:40:19 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nick Grounds and Francesca Grounds

PO Box 231

Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:

Nick Grounds and Francesca Grounds

PO Box 231

Malin, OR 97632

File No. 42770AM

STATUTORY WARRANTY DEED

Denis P. Hickey, Jr. who also appears of record as Denis P. Hickey,

Grantor(s), hereby convey and warrant to

Nick Grounds and Francesca Grounds, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 10-10, situated in the W1/2 NE1/4, the N1/2 SE1/4, the NE1/4 SW1/4 and the E1/2 NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being recorded October 29, 2010 in Volume 2010-012720, Microfilm Records of Klamath County, Oregon.

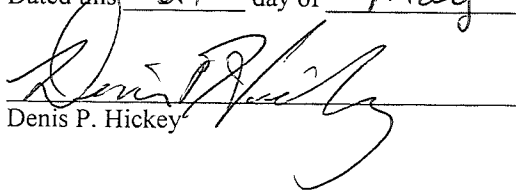
The true and actual consideration for this conveyance is \$170,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.


47amt

Dated this 21st day of May, 2015


Denis P. Hickey

State of Oregon } ss
County of Klamath }

On this 21st day of May, 2015, before me,
Cherice F. Treasure a Notary Public in and for said state, personally
appeared Denis P. Hickey, known or identified to me to be the person(s) whose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/17/2016

