

2015-007671

Klamath County, Oregon



00172832201500076710020022

07/14/2015 02:37:21 PM

Fee: \$47.00

RECORDING REQUESTED BY:

Jane Cassidy

GRANTOR'S NAME:

Jane Cassidy, Trustee

SEND TAX STATEMENTS TO:

Jane Cassidy

33811 SE Twin Maple Lane

Corvallis, Oregon 97333

AFTER RECORDING RETURN TO:

Jane Cassidy

33811 SE Twin Maple Lane

Corvallis, Oregon 97333

APN: R-3809-028BC-00100-000

STATUTORY WARRANTY DEED

Jane Cassidy, Trustee of the Exemption Trust of the Parcel Family Living Trust, as to an undivided fee simple interest, Grantor, conveys and warrants to

Jane Cassidy, an unmarried woman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath County, State of Oregon, as her sole and separate property

Lots 7, 8, 9, 10, 11, and the Northerly 15 feet of Lots 12 and 13 in Block 39 Hillside Addition to the City of Klamath Falls, Oregon, 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: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

1. Current taxes, assessments, reservations in patents, and all agreements, covenants, conditions, restrictions and/or easements, rights-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record and 2015-2016 taxes, a lien due but not yet payable.

THIS INSTRUMENT WILL 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, ET

The consideration for this transaction is \$0.00.

SEQ. AS AMENDED FROM TIME TO TIME, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING
PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1 OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

THIS CONVEYANCE IS A GIFT).

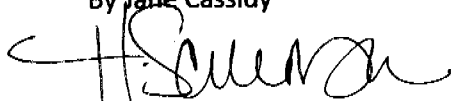

DATED: July 14, 2015

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on

July 14 2015

By Jane Cassidy



NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES :

JAN. 9 2018

NOTARY SEAL:

