



2016-002962
Klamath County, Oregon
03/21/2016 12:16:17 PM
Fee: \$57.00

THIS SPACE RES

After recording return to:

Bradley F O'Leary

P.O. Box 2289

Cave Junction, OR 97523

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

Bradley F O'Leary

P.O. Box 2289

Cave Junction, OR 97523

File No. 90820AM

STATUTORY WARRANTY DEED

William W. Tinniswood,

Grantor(s), hereby convey and warrant to

Bradley F O'Leary

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:


See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$146,000.00**.

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.

Dated this 18 day of MARCH, 2016.

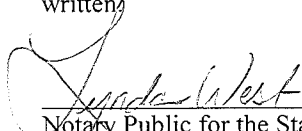

William W Tinniswood

State of OR } ss
County of Klamath }

** William W. Tinniswood *JW*

On this 18 day of MARCH, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Bradley F. O'Leary, 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 OR
Residing at: Klamath
Commission Expires: 2-10-17

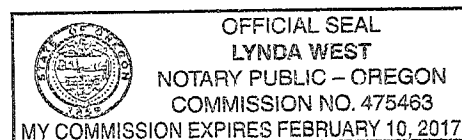


EXHIBIT 'A'

File No. 90820AM

PARCEL 1:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.

PARCEL 2:

The N1/2 N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

EXCEPTING THEREFROM, the following:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.

TOGETHER WITH easements for roadway described as follows:

A strip of land 30 feet in width lying parallel with and immediately adjacent to the Easterly boundaries of Lot 17 and the East half of the Southeast quarter of Section 1 and the NE1/4 of NE1/4 of Northerly 7 rods of the SE1/4 of the NE1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A strip of land, twenty feet in width lying parallel with and immediately adjacent to the Northerly boundaries of Lots 17 and 18 in Section 1, Township 40 South, Range 11 East of the Willamette Meridian, extending from the Easterly boundary of right of way of the Bonanza-Malin Highway to the Easterly boundary line said Section 1 a distance of approximately 1696 feet.

A 30 foot easement along the North boundary of the S1/2 of Section 7,

Page 4 Statutory Warranty Deed

Escrow No. 90820AM

Township 40 South, Range 12 East of the Willamette Meridian, in the
Klamath, State of Oregon.

County of