



THIS SPACE RESE

2016-011402
Klamath County, Oregon
10/26/2016 09:14:01 AM
Fee: \$47.00

After recording return to:

Vincent P Plunkett and Carey A Plunkett

2249 NW 6th Street

Bend, OR 97701

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

Vincent P Plunkett and Carey A Plunkett

2249 NW 6th Street

Bend, OR 97701

File No. 133239AM

STATUTORY WARRANTY DEED

John A. McDonald, Trustee, John A. McDonald Living Trust UTA 10/10/07, as to an undivided one-half (1/2) interest as Tenants in Common, and Lilla E. McDonald, Trustee, Lilla E. McDonald Living Trust UTA 10/10/07, at to an undivided one-half (1/2) interest as Tenants in Common, or the such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed,

Grantor(s), hereby convey and warrant to

Vincent P Plunkett and Carey A Plunkett, 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:

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18 Township 24 South, Range 7 East of the Willamette Meridian; thence North 58° 13' 37" East a distance of 79.36 feet to a point; thence North 80° 38' 03" West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of 161° 39' 23"; thence Southerly along the arc of said curve a distance of 107.6 feet, more or less, to its intersection with the South line of Lot 2 Block 2 Brewer's Ranchos; thence South 89° 45' 10" East along said South line a distance of 188.35 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-007C0-02700-000

The true and actual consideration for this conveyance is **\$76,000.00.**

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:

Return to:

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 24 day of October, 2016

John A. McDonald Living Trust UTA 10/10/07

John A. McDonald Trustee
John A. McDonald, Trustee

Lilla E. McDonald Living Trust UTA 10/10/07

Lilla E. McDonald Trustee
Lilla E. McDonald, trustee

State of Oregon} ss.

County of Lane }

On this 24 day of October, 2016, before me, Ladena Laurelle Mullikin a Notary Public in and for said state, personally appeared John A. McDonald and Lilla E. McDonald known or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of the John A. McDonald Living Trust UTA 10/10/07 and Lilla E. McDonald Living Trust UTA 10/10/07, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ladena Laurelle Mullikin
Notary Public for the State of Oregon»

Residing at: Lane County, Oregon

Commission Expires: 2/22/20

