



2017-003412

Klamath County, Oregon

03/31/2017 03:06:00 PM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Donald L. Kearney Jr.

136731 Hwy 97 N

OR 97733

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

Donald L. Kearney Jr.

136731 Hwy 97 N

OR 97733

File No. 159231AM

### STATUTORY WARRANTY DEED

Steven H. Olberg,

Grantor(s), hereby convey and warrant to

Donald L. Kearney Jr.,

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:

Lots 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 22, 23, and 24 in Block 38 of CRESCENT according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded March 5, 1943 in Deed Volume 153, page 367, recorded April 30, 1943 in Deed Volume 155, page 31; recorded June 30, 1943 in Deed Volume 156, page 339; recorded March 30, 1944 in Deed Volume 163, page 461 and recorded March 25, 1952 in Deed Volume 253, page 583, all records of Klamath County, Oregon.

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

R-2409-030CA-05900-000

R-2409-030CA-06000-000

R-2409-030CA-06100-000

R-2409-030CA-06200-000

The true and actual consideration for this conveyance is \$150,000.00.

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:  AmeriTitle

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.

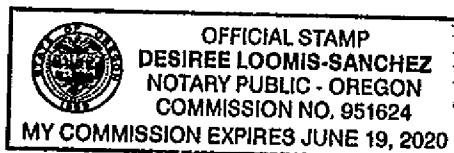
Dated this 29<sup>th</sup> day of MARCH, 2017.

✓ Steven H. Olberg, by Patrick G. Cadiz, as his attorney in fact  
Steven H. Olberg, by Patrick G. Cadiz, as his attorney in fact

State of OREGON } ss.  
County of WASHINGTON }

On this 29<sup>th</sup> day of MARCH, 2017, before me, DESIREE LOOMIS-SANCHEZ, a Notary Public in and for said state, personally appeared Patrick G. Cadiz, known or identified to me to be the person whose name subscribed to the within instrument as Attorney-in-fact of Steven H. Olberg, and acknowledged to me that he subscribed the name of Steven H. Olberg, as principal and his own name as Attorney-in-fact.

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



Desiree Loomis Sanchez  
Notary Public for the State of OREGON  
Residing at: 1005N BASELINE ST., HILLSBORO, OREGON 97123  
Commission Expires: 06/19/2020