



THIS SPACE RESERVED FOR

2018-002957
Klamath County, Oregon
03/19/2018 01:37:01 PM
Fee: \$47.00

After recording return to:

Joseph J. Hundahl

943 Lake Ridge Court

Klamath Falls, OR 97601

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

Joseph J. Hundahl

943 Lake Ridge Court

Klamath Falls, OR 97601

File No. 219633AM

STATUTORY WARRANTY DEED

Larry J. O'Leary and Nikki E. O'Leary, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joseph J. Hundahl,

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:

Lot 7, LAKE RIDGE PARK – TRACT # 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Wayne A. Connors and Pamela J Connors, as Tenants by the Entirety, to complete Property Line Adjustment 23-99, by deed recorded August 11, 1999 in Volume M99, page 32374, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar marking the Northwest corner of said Lot 7; thence South 51° 50' 42" East a distance of 169.26 feet along the Lot line common to Lots 7 and 8 of said Tract #1291 to a 5/8" rebar on the Northwesterly right of way line of Lake Ridge Court; thence North 68° 25' 19" West a distance of 162.28 feet to a 5/8" rebar on the lot line common to Lots 6 and 7 of said Tract #1291; thence along said lot line North 21° 38' 32" East a distance of 48.29 feet to the point of beginning.

The true and actual consideration for this conveyance is \$399,000.00.

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 14 day of March, 2018.

Larry J. O'Leary
Larry J. O'Leary
Nikki E. O'Leary
Nikki E. O'Leary

State of Idaho } ss
County of ADA }

On this 14 day of March, 2018, before me, Cathy Sparks a Notary Public in and for said state, personally appeared Larry J. O'Leary and Nikki E. 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.

Cathy Sparks
Notary Public for the State of Idaho
Residing at: BOISE
Commission Expires: 11-7-18

CATHY SPARKS
NOTARY PUBLIC
STATE OF IDAHO