



THIS SPACE RESERVED FOR

2018-008801

Klamath County, Oregon

07/25/2018 09:41:00 AM

Fee: \$87.00

After recording return to:

Victor L Creed & Marilyn E. Creed Joint Revocable
Living Trust

7571 Cannon Ave

Klamath Falls, OR 97603

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

Victor L Creed & Marilyn E. Creed Joint Revocable
Living Trust

7571 Cannon Ave

Klamath Falls, OR 97603

File No. 246569AM

STATUTORY WARRANTY DEED

Albert George Keady and Sheryl M. Keady, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Victor L. Creed, Trustee of the Victor L Creed & Marilyn E. Creed Joint Revocable Living Trust,

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:

**A portion of Lots 33 and 34 Piedmont Heights, Klamath County, Oregon, more particularly described as
follows:**

**Beginning at the Southeast corner of Lot 34, Piedmont Heights, thence North 00°27' West 30.00 feet to a
point;
thence West 60.00 feet to the true point of beginning of this description; thence continuing West 125 feet to a
point thence South 00°27' East 130.00 feet to a point in the North line of Cannon Avenue; thence East along
said North line of Cannon Avenue a distance of 125.00 feet; thence North 00°27' West 130.00 feet to a point
of beginning.**

The true and actual consideration for this conveyance is \$200,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 July, 2018.

Albert G. Keady
Albert G. Keady Also known as Albert George Keady *aw*

Sheryl M. Keady
Sheryl M. Keady

State of Oregon } ss
County of Klamath }

On this 24 day of July, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Albert George Keady and Sheryl M. Keady, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires:

