

2022-006649

Klamath County, Oregon

05/26/2022 01:43:01 PM

Fee: \$92.00



After recording return to:
Corey R. O'Neill and Daysha B.
O'Neill, Trustees of the O'Neill Family
Living Trust dated July 19, 2021
42264 Skiway Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Corey R. O'Neill and Daysha B. O'Neill,
Trustees of the O'Neill Family Living
Trust dated July 19, 2021
42264 Skiway Drive
Klamath Falls, OR 97601

File No.: 7161-3936830 (SA)

Date: May 23, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Bell and Margaret Rose Bell, as tenants by the entirety, Grantor, conveys and warrants to **Corey R. O'Neill and Daysha B. O'Neill, Trustees of the O'Neill Family Living Trust dated July 19, 2021**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

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 24th day of May, 2022.

David Bell

Margaret Rose Bell
Margaret Rose Bell

STATE OF Colorado)
County of Weld) ss.

This instrument was acknowledged before me on this 24th day of May, 2022
by **David Bell and Margaret Rose Bell.**

ANTOINETTE WEINS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154029847
MY COMMISSION EXPIRES JUL 30, 2023

[Signature]
Notary Public for Colorado
My commission expires: 7/30/23

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 12 AND 19, BLOCK 2, TRACT 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A TRACT OF LAND SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF LOT 14, BLOCK 2 OF TRACT NO. 1034-LAKEWOODS SUBDIVISION UNIT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 14; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, NORTH 54°46'40" EAST, 52.51 FEET; THENCE, LEAVING SAID NORTHWESTERLY LINE, SOUTH 29°30'10" EAST, 67.29 FEET; THENCE, SOUTH 60°29'50" WEST, 52.25 FEET TO A POINT ON THE LINE COMMON TO LOTS 19 AND SAID LOT 14, BLOCK 2 OF SAID TRACT 1034; THENCE, ALONG SAID COMMON LINE, NORTH 29°30'10" WEST, 62.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM WITH TOGETHER WITH A TRACT OF LAND SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF LOT 19, BLOCK 2 OF TRACT NO. 1034-LAKEWOODS SUBDIVISION UNIT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 19, THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 19, SOUTH 69°08'05" WEST 39.11 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 29°30'10" WEST, 84.45 FEET; THENCE NORTH 60°29'50" EAST 38.67 FEET TO A POINT ON THE LINE COMMON TO LOTS 14 AND SAID LOT 19 BLOCK 2 OF SAID TRACT 1034; THENCE, ALONG SAID COMMON LINE, SOUTH 29°30'10" EAST, 90.33 FEET TO THE POINT OF BEGINNING.