

THIS SPACE RESERVED FOR

2022-008700

Klamath County, Oregon 07/18/2022 08:50:01 AM

Fee: \$102.00

After recording return to:
Ward Clark
P.O. Box 413
Bly, OR 97622
Until a change is requested all tax statements shall be sent to the following address: Ward Clark
P.O. Box 413
Bly, OR 97622
File No. 538716AM

STATUTORY WARRANTY DEED

Keely Vanacker, as Affiant of the Estate of Joleen Murphy Cahill, deceased, James Cahill, Kerry Cahill and Keely Vanacker

Grantor(s), hereby convey and warrant to

Ward Clark,

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 9 in Block 1, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of CC: Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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.

The Estate of Joleen Murphy Cahill By: X July Vanacher Keely Vanacker, as Affiant Keely Vanacker Kerry Cahil! James Cahil! State of Texas } ss County of Kerry On this O day of My, 2022, before me, Nicole Louise Simmons a Notary Public in and for said	Dated this \underline{U} day of \underline{U} , \underline{J} , \underline{J}
By: X July Varasher Keely Vanacker, as Affiant Keely Vanacker Kerry Cahill James Cahill State of Texas } ss County of Kerry	
Keely Vanacker Keely Vanacker Kerry Cahill James Cahill State of Texas } ss County of Kerre }	The Estate of Joleen Murphy Cahill
Keely Vanacker Kerry Cahill James Cahill State of Texas } ss County of Kerry S	
Kerry Cahill James Cahill State of Texas } ss County of Kerre }	X Buly Vanacher
James Cahill State of Texas } ss County of Kere}	
State of Texas } ss County of Kere }	Kerry Cahili
County of Kere	James Cahill
On this 6 day of July, 2022, before me. Riede Louise Simmons a Notary Public in and for said	County of Kere?
state personally appeared Veels Venezies in didd. The day of the Cold Town C	On this 6 day of July, 2022, before me, Nicole Louise Simmons a Notary Public in and for said
state, personally appeared Keely Vanacker, individually and as affiant of the Estate of Jolean Cahill, James Cahill, Kerry Cahill, known or identified to me to be the person(s) whose name(s) is/are subspribed to the putible. Lecture out and califurnity in the control of the person	known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
	the production of the producti

that he/she/they executed same.

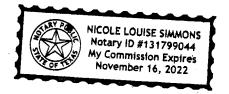
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Texas

Residing at: 300 Blanks St. Kerruille, TX 78028

Commission Expires:

11-16-2022



Page 2 Statutory Warranty Deed Escrow No. 538716AM

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 day of,
The Estate of Joleen Murphy Cahill
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By:
Keely Vanacker, as Affiant
reory variables, as Arrant
Keely Vanacker
X //mt/m//
Kerry Cahill
The same of the sa
James Cahill
State of } ss
County of}
On this day of, 2022, before me, a Notary Public in and for said
state, personally appeared Keely Vanacker, individually and as affiant of the Estate of Joleen Cahill, James Cahill, Kerry Cahill
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.
Notary Public for the State of
Residing at:
Commission Expires:

State of	Page 3 Statutory Warranty Deed Escrow No. 538716AM	
state, personally appeared James Cahill, 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. Notary Public for the State of	State of } ss County of }	
Notary Public for the State of Residing at: Commission Expires: State of day of July, 2022, before me, Danch of the personally appeared Kerry Cahill, 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	state, personally appeared James Cahill, known or	identified to me to be the person(s) whose name(s) is/are subscribed to the
State of County	IN WITNESS WHEREOF, I have hereunto set my	e/she/they executed same. y hand and affixed my official seal the day and year in this certificate first
State of County		
County of Parish of Orleans On this of day of July, 2022, before me, Lacine C. Simpson a Notary Public in and for said state, personally appeared Kerry Cahill, 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	Residing at:	
County of Parish of Orleans On this of day of July, 2022, before me, Lacine C. Simpson a Notary Public in and for said state, personally appeared Kerry Cahill, 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	,	
On this Office day of July, 2022, before me, July C. Simpson a Notary Public in and for said state, personally appeared Kerry Cahill, 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	State of Coursing ss County of Pro-	
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	On this 6th day of July, 2022, before me.	lacine C. Simpson a Notary Public in and for sa identified to me to be the person(s) whose name(s) is are subscribed to the
	within Instrument and acknowledged to me that he IN WITNESS WHEREOF, I have hereunto set my	she/they executed same.
Lune a Simo	Luciel Sim	
Notary Public for the State of Louis and Residing at: Orleans Panish Louisiand Commission Expires: At Deate	Residing at: Orleans Panish Lausid	Printed Company of the Company of th
LAURIE C. SIMPSON Notary Public State of Louisiana Orleans Parish Notary ID # 5012 My Commission is for Life		State of Louisiana Orleans Parish Notary ID # 5012

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The Estate of Joleen Murphy Cahill	
By: Keely Vanacker, as Affiant	
Keely Vanacker	
Kerry Cahill Lames Cahill James Cahill	
State of County	
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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.	
Notary Public for the State of Leva Sunty A CHRISTIAN A CHRISTIAN PUBLIC Residing at: Lubbock County Commission Expires: 1,213/12	
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