

2023-002717

Klamath County, Oregon



00313625202300027170020029

04/13/2023 11:14:06 AM

Fee: \$87.00

WARRANTY DEED -- STATUTORY FORM

Grantor: THOMAS R. O'BRIEN

Grantee: THOMAS R. O'BRIEN, Trustee

After recording return to:

**THOMAS R. O'BRIEN, Trustee
2364 Newton Street
Philomath, OR 97370**

Address for tax statements:

**THOMAS R. O'BRIEN, Trustee
2364 Newton Street
Philomath, OR 97370**

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

THOMAS R. O'BRIEN, Grantor, conveys and warrants to THOMAS R. O'BRIEN, Trustee of the THOMAS R. O'BRIEN Revocable Living Trust dated April 3, 2023, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

All of Lots 4, 5, 6 and 7 of HAGAR ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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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, AND 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 THE 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

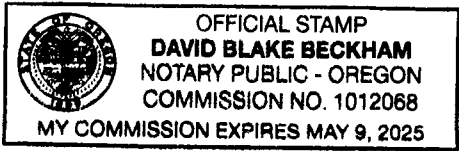
LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 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 3rd day of April, 2023.

Thomas R O'Brien
THOMAS R. O'BRIEN

STATE OF OREGON)
County of Linn) ss. April 3, 2023.

Personally appeared the above-named **THOMAS R. O'BRIEN** acknowledged the foregoing instrument to be his voluntary act and deed.



David B Beckham
Notary Public for Oregon
My Commission expires: 5-9-25