

Returned at Counter
Mark Runnels

2023-009042
Klamath County, Oregon



00321139202300090420010010

10/20/2023 11:44:59 AM

Fee: \$82.00

Maurice Phillip O'Keeffe AKA M. Phillip O'Keeffe and
Carolyn Jean O'Keeffe FKA Carolyn Jean Schroeder
Grantors

Maurice Phillip O'Keeffe and Carolyn Jean O'Keeffe, Trustees
12333 Crystal Springs Road
Klamath Falls, OR 97603

Grantees

After recording return to:
Grantees

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

STATUTORY SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Maurice Phillip O'Keeffe AKA M. Phillip O'KEEFFE, and Carolyn Jean O'Keeffe FKA Carolyn Jean Schroeder, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Maurice Phillip O'Keeffe and Carolyn Jean O'Keeffe, Trustees of THE P & C O'KEEFFE LIVING TRUST hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 2 of River Ranch Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a 1977 Fuqua mobile home, vehicle identification number 410S4725UX.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this October 20 2023.

Maurice Phillip O'Keeffe
Maurice Phillip O'Keeffe AKA M. Phillip O'KEEFFE

Carolyn Jean O'Keeffe
Carolyn Jean O'Keeffe FKA Carolyn Jean Schroeder

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Maurice Phillip O'Keeffe AKA M. Phillip O'KEEFFE and Carolyn Jean O'Keeffe FKA Carolyn Jean Schroeder and each acknowledge the foregoing instrument to be their voluntary act and deed.

This 20th day of October, 2023..

(S E A L)

Before me: Mark L Runnels
Notary Public for Oregon

