



THIS SPACE RESERVED FOR RECORDER'S USE

2012-013438
Klamath County, Oregon
12/04/2012 02:05:22 PM
Fee: \$42.00

After recording return to:

RUDY VELIK

P.O. BOX 214

BEATTY, OR 97621

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

RUDY VELIK

P.O. BOX 214

BEATTY, OR 97621

Escrow No. MT95401-SH

Title No. 0095401

SWD r.020212

STATUTORY WARRANTY DEED

DONO JKS, INC., A DELAWARE CORPORATION,

Grantor(s), hereby convey and warrant to

RUDY VELIK,

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:

Beginning at a point from which the Northeast corner of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears East 490 feet distant; thence running South a distance of 557.24 feet to the place of beginning; from which point run South 92.88 feet; thence run West 469 feet; thence run North 92.88 feet; thence run East 469 feet to the place of beginning, all in Klamath County, Oregon.

Grantor conveys and specially warrants to Rudy Velik, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee of successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M03, page 73185, except as specifically set forth below.

The true and actual consideration for this conveyance is **\$18,000.00**.

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:

42 AMT

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 30 day of November, 2012

DONO JKS, INC., A DELAWARE CORPORATION

BY: [Signature]
CORTLAND PLICHTA, MANAGER/SECRETARY

State of Georgia
County of COBB

This instrument was acknowledged before me on November 30, 2012 by CORTLAND PLICHTA, AS MANAGER/SECRETARY FOR DONO JKS, INC., A DELAWARE CORPORATION.

[Signature]
(Notary Public)

My commission expires Nov. 19, 2013

