

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2014-000182

Klamath County, Oregon



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01/09/2014 12:06:26 PM

Fee: \$42.00

LINDA MACLAUGHLIN
159 RIDGECREST DRIVE
KLAMATH FALLS, OR 97601

Grantor's Name and Address

MICHAEL A. KOSKA
P.O. BOX 435
BONANZA, OR 97623

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SPACE RESEF
FOR
RECORDER'S

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MICHAEL A. KOSKA
P.O. BOX 435
BONANZA, OR 97623

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LINDA MACLAUGHLIN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. KOSKA

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 4 IN BLOCK 17, KLAMATH FALLS FOREST ESTATES,
HWY. 66 UNIT PLAT NO. 1 ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY,
AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND

, and that grantor will warrant and forever defend the premises and every part and 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 \$ 10,000.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 1/2/2014; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 1/2/2014
by Linda MacLaughlin

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
DYALA C MARROQUIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 456591

MY COMMISSION EXPIRES MARCH 06, 2015

Notary Public for Oregon

My commission expires March 6, 2015