

100943

**Western** Title & Escrow  
Order Number: **87549**

2014-006872

Klamath County, Oregon

06/30/2014 09:18:06 AM

Fee: \$47.00

<b>Grantor</b>
Paul Van Donkelaar Catrin Van Donkelaar 1795 Country Club Drive, Ste. 111 Kelowna, BC V1V2V9
<b>Grantee</b>
3-D Builders & Design, Inc. Attn: Donald A. Roth Cynthia A. Roth 353 Hanamau St. #1
Until a change is requested, all tax statements shall be sent to the following address:
3-D Builders & Design, Inc. Attn: Donald A. Roth Cynthia A. Roth 353 Hanamau St. #1 Kahului, HI 96732

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

**Paul Van Donkelaar and Catrin Van Donkelaar**, Grantors convey and warrant to

**3-D Builders & Design, Inc.**, Grantees the following described real property free of

encumbrances except as specifically set forth herein:

**Lot 25 in Block 3 of TRACT 119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account:

Map & Tax Lot: 2407-007A0-05300-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$175,000.00**. (Here comply with requirements of ORS 93.030.)

**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.**

47.00

CJD

Executed this 23 day of June, 2014

Paul Van Donkelaar  
Paul Van Donkelaar

Catrin Van Donkelaar  
Catrin Van Donkelaar

Province B.C. District Lake Country ss.  
State of B.C. County of Lake Country

This instrument was acknowledged before me on this 23 day of June, 2014 by **Paul Van Donkelaar** and **Catrin Van Donkelaar**

D. Oscar Barnes  
Notary Public for the State of BC  
My commission expires: N/A

**D. OSCAR BARNES**  
**BARRISTER & SOLICITOR**  
**10026 HIGHWAY 97**  
**LAKE COUNTRY, BC V4V 1V7**  
**(250) 766-0660**

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