



2014-011665

Klamath County, Oregon

11/07/2014 09:47:47 AM

Fee: \$47.00

After recording return to:

Troy D. Lukens

PO Box 255

Bonanza, OR 97623

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

Troy D. Lukens

PO Box 255

Bonanza, OR 97623

Escrow No. MT101742SH

Title No. 0101742

SWD r.020212

STATUTORY WARRANTY DEED

Ryan Anthony Bocchi and Janel Bocchi, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Troy D. Lukens and Hollie R. Lukens, as tenants by the entirety and Rena M. Hook, all with the rights of survivorship,

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:

That portion of the SW1/4 NE1/4 of Section 18 in Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the North Poe Valley County Road No. 978.

The true and actual consideration for this conveyance is **\$125,000.00**.

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:

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 3 day of November, 2014.

Ryan Anthony Bocchi
Ryan Anthony Bocchi

Janel Bocchi
Janel Bocchi

State of Oregon
County of Klamath

This instrument was acknowledged before me on Nov 3, 2014 by Ryan Anthony Bocchi and Janel Bocchi.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15