

2014-012158

Klamath County, Oregon



00161827201400121580020024

11/21/2014 10:21:01 AM

Fee: \$47.00

WHEN RECORDED RETURN THIS DOCUMENT AND TAX STATEMENTS TO:

Marco Steven Bozovich
164 Carlton Lane
Roseburg, Oregon 97471

WARRANTY DEED

THE GRANTOR(S),

Cheryl D'Orazio (Koehler), a married person

For and in consideration of: \$11,500.00 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

Marco Steven Bozovich and Shelley Ann Bozovich, 164 Carlton Lane, Roseburg, Douglas County,
Oregon, 97471

The following described real estate, situated in the County of Klamath, State of Oregon:

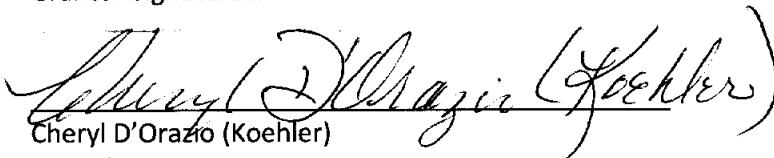
(Legal description): Klamath Falls Forest Estates Sycan Unit, Block 17, Lot 9 N 400' of W 850',
Acres 7.81

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R176874

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. 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.

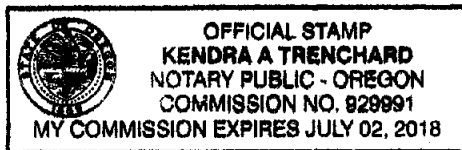
Grantor Signatures:

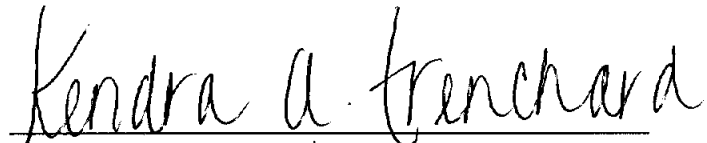


Cheryl D'Orazio (Koehler)
73 High Street
Klamath Falls, OR 97601

STATE OF Oregon, County of Klamath

This instrument was acknowledged before me on this 6 day of November 2014
by Cheryl D'Orazio (Koehler).




Notary Public
My Commission expires July 2, 2018