



THIS SPACE RESERVED FOR RECORDER'S USE

2015-000066
Klamath County, Oregon
01/05/2015 11:08:40 AM
Fee: \$47.00

After recording return to:

Stephen A. Demkowski

2147 Ardis Drive

San Jose, CA 95125

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

Stephen A. Demkowski

2147 Ardis Drive

San Jose, CA 95125

Escrow No. MT102627CT

Title No. 0102627

SWD r.020212

STATUTORY WARRANTY DEED

Pacific Crest Federal Credit Union,

Grantor(s), hereby convey and warrant to

Stephen A. Demkowski,

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:

The West 70 feet of the North 75 feet of Lot 29, Block 1, BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$40,000.00**.

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:

4700 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 31st day of December, 2014

Pacific Crest Federal Credit Union

BY: Kathie Philp, President/CEO
Kathie Philp, President/CEO

State of Oregon
County of JACKSON

This instrument was acknowledged before me on December 31, 2014 by Kathie Philp, President/CEO for Pacific Crest Federal Credit Union.



Sharon J. Cash
(Notary Public for Oregon)

My commission expires 7-10-17