



2015-010948
Klamath County, Oregon
10/05/2015 11:27:09 AM
Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Leyton Roesner
9173 Stillwater Rd.
Redding, CA 96002

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

Leyton Roesner
9173 Stillwater Rd.
Redding, CA 96002

File No. 66730AM

STATUTORY WARRANTY DEED

Don Gresham and Jami Gresham, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Leyton Roesner,

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:

Parcel 1:

**All of Lot 7 and the Southerly 50 feet of the West 2 feet of Lot 6, Block 22, Industrial Addition to the City of
Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon.**

Parcel 2:

**Lot 8, Block 22, Industrial Addition to the City of Klamath Falls, 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 \$50,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

**A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other
amounts secured thereunder, if any: Amount: \$45,000.00, Trustor/Grantor: Absolute Real Estate Investments
& Development LLC, an Oregon limited liability company, Trustee: Aspen Title & Escrow, Beneficiary: Bruce
E. Brink, Dated: May 24, 2005. The above named Grantee DOES NOT agree to assume nor pay the above
described encumbrance and the Grantor named herein agrees to hold the Grantee harmless therefrom.**

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 22 day of September, 2015

ⓧ Don Gresham
Don Gresham

ⓧ By: Jami Gresham
Jami Gresham, his attorney in fact

ⓧ Jami Gresham
Jami Gresham

State of Oregon } ss
County of Multnomah

On this 22nd day of September, 2015, before me, Roselyn Moore a Notary Public in and for said state, personally appeared Jami Gresham, individually and as attorney in fact for Don Gresham, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

R Moore
Notary Public for the State of Oregon
Residing at: Portland OR
Commission Expires: 11/11/18

