



**2015-011890**  
**Klamath County, Oregon**  
10/30/2015 09:32:59 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Tamagno

9825 Old Redwood Hwy

Penngrove, CA 94951

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

Jeffrey Tamagno

9825 Old Redwood Hwy

Penngrove, CA 94951

File No. 72164AM

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### STATUTORY WARRANTY DEED

**Alvin L. Van Hulzen and Jean Van Hulzen,**

Grantor(s), hereby convey and warrant to

**Jeffrey Tamagno ,**

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 3 of Land Partition 02-10, a replat of Parcel 3 of Land Partition 48-06 located in the S1/2 and the S1/2 N1/2 of Section 1, and the SE1/4 NE1/4 and NE1/4 SE1/4 of Section 2, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded in the office of the Clerk of Klamath County, Oregon on September 13, 2010 in Volume 2010-010826.**

The true and actual consideration for this conveyance is \$85,000.00.

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 27 day of October 2015

Alvin L. Van Hulzen  
Alvin L. Van Hulzen  
Jean Van Hulzen  
Jean Van Hulzen

State of Oregon  
County of Klamath

On this 27th day of October, 2015, personally appeared before me the above named Alvin L. Van Hulzen and Jean Van Hulzen, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Lisa Legget-Weatherby  
Notary Public for Oregon  
My Commission expires: 11/20/2015

