



THIS SPACE RESERVED

2015-012825
Klamath County, Oregon
11/24/2015 12:28:52 PM
Fee: \$47.00

After recording return to:

Reed R. Koyano and Melinda M. Koyano

379 Lewis Rd.

San Jose, CA 95111

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

Reed R. Koyano and Melinda M. Koyano

379 Lewis Rd.

San Jose, CA 95111

File No. 67263AM

STATUTORY WARRANTY DEED

David G. Northup and Nadine I. Northup, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Reed R. Koyano and Melinda M. Koyano, as Tenants by the Entirety

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:

A tract of land situated in Lot 4 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the section corner common to Sections 28, 29, 32 and 33, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence due East 295.17 feet, more or less, along the North line of Section 33; thence due South 295.17 feet, more or less; thence due West 295.17 feet, more or less to the West line of Section 33; thence due North 295.17 feet, more or less along the West line of said Section 33 to the point of beginning.

The true and actual consideration for this conveyance is **\$146,900.00**.

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 19 day of November 2015

David G. Northup
David G. Northup
Nadine I. Northup
Nadine I. Northup

State of Oregon } ss
County of Benton }

On this 19 day of November, 2015, before me, Barbara A. Webb a Notary Public in and for said state, personally appeared David G. Northup and Nadine I. Northup, 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. * Northup PK

Barbara A. Webb
Notary Public for the State of Oregon
Residing at: Corvallis OR
Commission Expires: 3-17-17

