

2016-001431

Klamath County, Oregon

02/12/2016 02:13:59 PM

Fee: \$52.00

After Recording Return To:

Randy and Kristine Koehn

3660 Swan Lake Rd

KLAMATH FALLS, OR 97603

Send Tax Statements To:

same as above

2638442

State of Oregon

APN:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Jonathan A. Holdaway and Jerri Ann Holdaway, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cartus Financial Corporation, Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 329,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 29 day of January, 2016 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

OLD REPUBLIC TITLE 5514000254

Dated: 29 Dec 2015

Jonathan A. Holdaway
Jonathan A. Holdaway

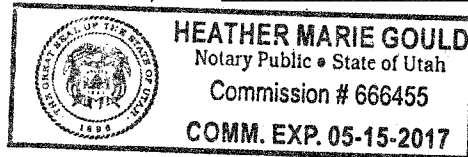
Jerri Ann Holdaway
Jerri Ann Holdaway

STATE OF Utah
COUNTY OF Davis SS.

On 29 Dec 2015 before me, HEATHER M. GOULD a notary public, personally appeared, **Jonathan A. Holdaway** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Heather M. Gould My Commission Expires: 5/15/2017



STATE OF UTAH
COUNTY OF IRON SS.

On JANUARY 2nd, 2016 before me, MATTHEW TED SELDEN a notary public, personally appeared, **Jerri Ann Holdaway** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Matthew Ted Selden My Commission Expires: OCTOBER 13th, 2019



EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 of the SE1/4 of Section 16, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South of Swan Lake Road.