

OLD REPUBLIC TITLE 5514000254

**RECORDING COVER SHEET (Please Print or Type)** this cover page prepared by the person presenting the instrument for recording. Information on this sheet is a reflection of the attached instrument and added for meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**2016-001432**  
Klamath County, Oregon  
02/12/2016 02:13:59 PM  
Fee: \$52.00

**After Recording Return to:**

Randy Koehn and Kristine Koehn  
3660 Swan Lake Rd  
Klamath Falls, OR 97603

**Send Tax Statements to:**

same as above

SPACE ABOVE RESERVED FOR COUNTY RECORDERS OFFICE

**TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)

Warranty Deed

**DIRECT PARTY/GRANTOR(S)** ORS 205.125(1) (b) and 205.160

Cartus Financial Corporation

**INDIRECT PARTY/GRANTEE(S)** ORS 205.125(1) (a) and 205.160

Kristine Marie Koehn and Rance Koehn, as tenants by the entirety

**TRUE AND ACTUAL CONSIDERATION--** (Amount in dollars or other - ORS 93.030(5))

\$329,000.00 ☐ Other

**JUDGMENT AMOUNT--** (obligation imposed by the order or warrant) ORS 205.125 (1)(e) and ORS 205.125(1)(c)

CHECK ONE (If applicable) ☐ FULL or ☐ PARTIAL

**If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:**

"RE-RECORDED AT THE REQUEST  
TO CORRECT  
PREVIOUSLY RECORDED IN BOOK PAGE, OR AS FEE NUMBER."

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_  
Loan No. \_\_\_\_\_  
WHEN RECORDED MAIL TO GRANTEE:

2638442 State of Oregon  
APN:

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Cartus Financial Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kristine Marie Koehn and Rance

Koehn, as tenants by the entirety  
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 27th 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 LAWSUITES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Katrina Baradji  
Cartus Financial Corporation BY Katrina Baradji  
AUTHORIZED SIGNATORY OF Cartus Financial Corporation

This instrument was acknowledged before me on the 27 day of January, 2016 by Katrina Baradji, as Assistant Vice President (capacity of signor) of Cartus Financial Corporation (Name of Corporation).

Signature of Notarial Officer Alfred W. Deterding III  
Notary Public for the State of New Jersey  
Commission Expires: \_\_\_\_\_



Alfred W. Deterding III  
Commission #2418505  
Notary Public, State of New Jersey  
My Commission Expires:  
March 16, 2017

**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.