

AmeriTitle
MTC 83506 AM

2016-003940

Klamath County, Oregon

04/19/2016 11:56:07 AM

Fee: \$47.00

Address of Grantor: (Name, Address, Zip)

Jonathan D. Petrey

After recording return to Grantee: (Name, Address, Zip)

Andrew P. Lautenschlager

2724 Heritage Court

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

Same as above

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED (Individual Grantor)

JONATHAN D. PETREY AND DAWN R. PETREY, HUSBAND AND WIFE, Grantor, conveys and warrants to

ANDREW P. LAUTENSCHLAGER AND SARA K. LAUTENSCHLAGER, as Tenants by the Entirety

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 29, TRACT 1383-SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 299,000.00

The Tax Account Number of the property is R890347.

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.

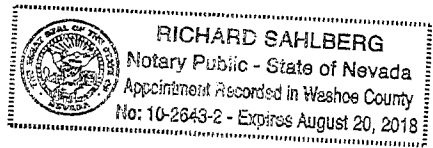
Dated this 29th day of JAN., 20 16.

[Signature]
JONATHAN D. PETREY

[Signature]
DAWN R. PETREY

STATE OF NEVADA }
County of WASHOE } SS.

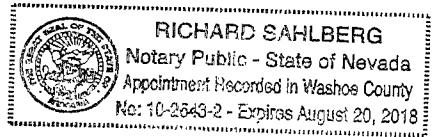
The foregoing instrument was acknowledged before me on this 29 day of JANUARY, 20 16 by JONATHAN D. PETREY, HUSBAND OF DAWN R. PETREY.



[Signature]
Notary Public in and for the State of NEVADA
My commission expires: 8/20/2018

STATE OF NEVADA }
County of WASHOE } SS.

The foregoing instrument was acknowledged before me on this 29 day of JANUARY, 20 16 by DAWN R. PETREY, WIFE OF JONATHAN D. PETREY.



[Signature]
Notary Public in and for the State of NEVADA
My commission expires: 8/20/2018

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204