



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

Edward Wiszowaty
7204 N Mississippi Avenue
Portland OR 97217

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Veronica Lizardi

GRANTEE:

Edward Wiszowaty

2016-006635

Klamath County, Oregon

06/23/2016 10:28:58 AM

Fee: \$72.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Veronica Lizardi, Grantor, conveys and warrants to Edward R. Wiszowaty, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to:

PARCEL 1

1. Special assessment disclosed by the Klamath tax rolls for Walker Range Timber Fire Patrol.
2. Provisions in deed of tribal property recorded 6-11-1959, Volume 313, Page 275, Deed Records
3. In the matter of the Formation of Klamath Forest Estates Sprague River Livestock District published June 1972 in Journal M72 Page 1412.
4. Restrictions as shown of office plat.
5. Future public utilities as shown on official plat

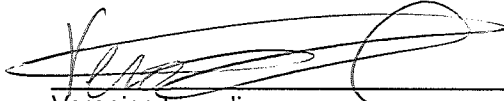
PARCEL 2 AND 3

1. Special assessment disclosed by the Klamath tax rolls for Klamath Lake Timber Fire Patrol
2. Easement centered on back and side lines of all lots for future public utilities and to all easements and reservations of record as shown on official plat.
3. Provisions in deed of tribal property recorded 6-11-1959, Volume 313, Page 275.
4. Trust Deed in the amount of \$25,000.00, Trustor/Grantor Errick S. Cohen and Marisela Colen, Trustee, AmeriTitle and Beneficiary KLRHC dated 9-18-2006, recorded September 22, 2006, Instrument No. 2006-019062.

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.

The true and actual consideration for this conveyance is \$170,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 21 day of June, 2016


Veronica Lizardi

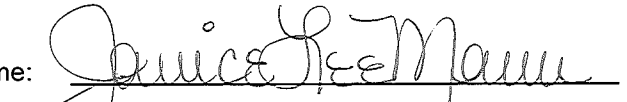
State of Oregon

ss.

County of Clackamas

The foregoing instrument was acknowledged before me this 21 day of June, 2016 by Veronica Lizardi

Before me:


Notary Public for Oregon
My commission expires: 7-20-2017

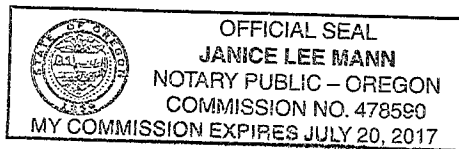


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 32, Block 4, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lots 36 in Block 27, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 11 in Block 26 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.