

2016-006841

Klamath County, Oregon



00188727201600068410040049

RECORDING REQUESTED BY:

Name: Tim & Chantel Paschke

06/29/2016 10:42:14 AM

Fee: \$57.00

INSTRUMENT PREPARED BY:

Name: Larry Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

(Above reserved for official use only)

RETURN DEED TO:

Name: Tim & Chantel Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

SEND TAX STATEMENTS TO:

Name: Tim & Chantel Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

Title Order # [REDACTED]

Tax Parcel/APN # R-4111-00600-
00300-000
Escrow # [REDACTED]

GENERAL WARRANTY DEED FOR OREGON

(Joint Tenants)

STATE OF OREGON
COUNTY OF KLAMATH COUNTY

DATE: January 03, 2016

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0, the receipt and sufficiency of which is hereby acknowledged, Larry Paschke, ("Grantor") hereby conveys, sells, and grants to Tim & Chantel Paschke, Chantel Paschke, ("Grantees") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at 17350 Anderson Road, Merrill, Oregon 97633.

Legal Description: MAP: R-4111-00600-00300-000 CODE:018 PROPERTY DESCRIPTION:
TWP 41 RNGE 11, BLOCK SEC 6, TRACT NW4NW4, ACRES 39.14, POTENTIAL

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantees and Grantees' heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Mary Ann Paschke
Returned at Counter

Grantor 1: Larry Paschke
Marital Status: Married
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantor 1's Spouse Name: Maryann Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantee 1: Tim & Chantel Paschke
Marital Status: Married
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 1's Spouse Name: Chantel Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 2: Chantel Paschke
Marital Status: Married
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 2's Spouse Name: Tim Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

Vesting Information / Property Interest: Joint tenancy, with rights of survivorship.

Signatures

Grantor signed, sealed, and delivered this General Warranty Deed to Grantees on
1-3-16 (date).

Grantor 1 (or authorized agent)

x/ Larry Paschke
Print Name: Larry Paschke

6/20/16
x/ Larry Paschke
Larry Paschke

Grantor 1's Spouse (or authorized agent)

I, Mary Ann Paschke acknowledging receipt
of sufficient consideration, hereby waive and
release all my rights, title, and interest, if any,
in the above Property unto Grantee(s).

x/ Mary Ann Paschke
Print Name: Mary Ann Paschke
6/20/16
x/ Mary Ann Paschke
Mary Ann Paschke

Witnesses

On this the 3 day of Jan, 2016 the foregoing instrument was sworn to and
acknowledged before me by the following person(s), known or proven to me to be the
person(s) whose name(s) is/are subscribed to within the instrument:

Chris McKoen Loralee McKoen I further
swear that I am unrelated to the parties signing this document by blood and hold no interest in
the transaction.

FIRST WITNESS

x/ Chris McKoen
Dated: 1/3/16
Print Name: Chris McKoen
Address: P.O. Box 52
Merrill OR 97633

SECOND WITNESS

x/ Loralee McKoen
Dated: 1/3/2016
Print Name: Loralee McKoen
Address: PO BOX 52
Merrill OR
97633

State of Oregon
County of Klamath County

Notary Public

STATE OF Oregon
COUNTY OF Klamath

On this the 20th day of June, 2016, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Larry Patsche & Mary Ann Patsche

WITNESS my hand and official seal.

PRINT: Teresa May Miles

[Affix



OFFICIAL STAMP
TERESA MAY MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 946450
MY COMMISSION EXPIRES JANUARY 25, 2020

SIGN: Teresa May Miles

NOTARY PUBLIC

My Commission Expires 1-25-2020

Instructions for Your General Warranty Deed

General Warranty Deeds are useful for transferring title to a buyer in a real estate transaction. As opposed to Quit Claim Deeds, which make no warranties, General Warranty Deeds make warranties to the buyer as to the status of the title. Basically, the seller, called the Grantor in the deed, is promising to the buyer, or Grantee, that the seller has proper title to the property and that no one will make a claim against the title later on.

Every deed should be recorded with the appropriate local office, usually called the County Recorder's Office or County Clerk's Office. As every county has its own specific filing requirements, we recommend contacting your local office to see if it requires any supplemental forms, whether it has any special requirements you need to complete, and also if you need help writing a proper legal description.

Final Steps:

- Leave all margins blank. Our General Warranty Deed sets the margin default sizes at 1 inch, except for the top of the first page, which is 3 inches to give extra space for official use only. Your local office will inform you whether you need to vary these sizes somewhat.
- Don't staple multiple pages together unless your local office specifically permits it.
- All signatures on the document must be originals — not copied, printed, or stamped.
- If the seller is conveying any part of the marital homestead, both spouses must sign.
- In most states, your General Warranty Deed will be considered effective and executed once it has been both signed by the Grantor(s) and also delivered and accepted by the Grantee. Note: the Grantee normally does not need to sign; however, in a few counties across the nation, the Grantee is also required to sign. Be sure to ask your local office if you think this might apply to you or you can simply have the Grantee sign it below the Grantor's signature anyway just to be safe. Although recording is not always required, it is highly recommended that you do record as soon as possible, because it will protect you from potential adverse claims to your title by other parties. Every person listed in the deed should receive a copy of the deed and the original should be recorded.