

2016-006843

Klamath County, Oregon



00188729201600068430040043

06/29/2016 10:47:42 AM

Fee: \$57.00

RECORDING REQUESTED BY:

Name: Denny Paschke

INSTRUMENT PREPARED BY:

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

(Above reserved for official use
only)

RETURN DEED TO:

Name: Larry & Maryann Paschke
Address: PO Box 827
Merrill, Oregon 97633

SEND TAX STATEMENTS TO:

Name: Larry & Maryann Paschke
Address: PO BOX 827
MERRILL, Oregon 97633

Title Order # [REDACTED]

Tax Parcel/APN # R-4110-00100-
00100-000

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 & Maryann Paschke, ("**Grantor**") hereby conveys, sells, and grants to Denny Paschke, Tim Paschke, Larry 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 16685 Aderson Road, Merrill, Oregon 97633.

Legal Description: PROPERTY DESCRIPTION: TWP 41 RNGE 10, BLOCK SEC 1,
TRACT N2NE4, ACRES 79.50, POTENTIAL ADDITION ACRES: 79.50 MAP: R-

Maryann Paschke

Returned at Counter

41100-00100-00100-000 CODE: 018

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.

Grantor 1: Larry & Maryann 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: Denny Paschke
Marital Status: Not married
Address: 16811 Anderson Road
Merrill, Oregon 97633

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

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

Grantee 3: Larry Paschke
Marital Status: Married
Address: 16685 Anderson Road
Merrill, Oregon 97633

Grantee 3's Spouse Name: MARYANN
PASCHKE
Address: 16685 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)

x/ 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:

P.O. 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 Paschke & Mary Ann Paschke

WITNESS my hand and official seal.

PRINT: Teresa May Miles

SIGN: Teresa M. 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.