



2016-006881
Klamath County, Oregon
06/29/2016 03:43:25 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Nork and Bonnie Nork

820 Hillside Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Michael Nork and Bonnie Nork

820 Hillside Avenue

Klamath Falls, OR 97601

File No. 102436AM

STATUTORY WARRANTY DEED

**Craig B. Ditman and Barbara J. Ditman,
as Trustees of The Craig and Barbara Ditman Trust
dated November 12, 2013 and their Successors in Trust,**

Grantor(s), hereby convey and warrant to

Michael Nork and Bonnie Nork, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lots 4 and 5, the Northerly 5 feet of Lot 6, and the Southerly 5 feet of Lot 3, in Block 42 of HILLSIDE
ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$277,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 28th day of JUNE 2016.

Craig B. Ditman and Barbara J. Ditman, as Trustees of the The Craig and Barbara Ditman Trust uad November 12, 2013 and their Successors in Trust

By Craig B. Ditman
Craig B. Ditman, Trustee

By: Barbara J. Ditman
Barbara J. Ditman, Trustee

State of Oregon } ss
County of Klamath }

On this 28th day of June, 2016, before me, Sheila Weed a Notary Public in and for said state, personally appeared Craig B. Ditman and Barbara J. Ditman, as Trustees of the The Craig and Barbara Ditman Trust uad November 12, 2013 and their Successors in Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sheila Weed
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 8/10/2019

