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Document prepared by:

John A Odermatt, of: PO Box 112522, Pittsburgh, PA 15241

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Parcel ID#: R225009

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**WARRANTY DEED**  
**(Pursuant to ORS 93.850)(2)**

THIS WARRANTY DEED, made this fr day of June 10<sup>th</sup>, 2016, by and between:

Leah M. Chavez, an unmarried woman, whose address is:  
7290 SE Lindsay Lane  
Hillsboro, OR 97123

("grantor"), and

John and Nicole Odermatt, husband and wife as joint tenants with rights of survival and not as tenants in common, whose address is:  
PO Box 112522, Pittsburgh, PA 15241

("grantee"). THE GRANTOR, for the true and actual consideration of \$10 and other valuable consideration

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Oregon Shores Tract 1053, Block 8, Lot 4

Source of title: Deed number 2009-004626, found in the records of the Clerk of Klamath County, Oregon

Commonly known as: N/A

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: [Signature]

Signature: \_\_\_\_\_

Print Name: Leah Chavez

Print Name: \_\_\_\_\_

Capacity: owner

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Capacity: \_\_\_\_\_

STATE OF OREGON }

COUNTY OF WASHINGTON }

On this 10th of JUNE, 2016 before me, a notary public, personally appeared

LEAH CHAVEZ, known or

identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

[Signature]

Notary Public

NARINDER KUMAR

Print name

04/26/2019

My commission expires on

[SEAL]

