

**2016-008246**

Klamath County, Oregon

08/04/2016 11:54:04 AM

Fee: \$47.00

Order Number: **115600-TM**

Grantor
Further 2 Development, LLC 8305 SE Monterey Ave #220A Happy Valley, OR 97086
Grantee
Edward J. Wosnak Marla E. Wosnak 153225 Wagon Trail Rd LaPine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Edward J. Wosnak Marla E. Wosnak 153225 Wagon Trail Rd LaPine, OR 97739

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Further 2 Development, LLC, Grantor conveys and warrants to Edward J. Wosnak and Marla E. Wosnak, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

All of Lot 4, Block 4 and a portion of Lot 5, Block 4, of WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, thence Southwesterly along the Westerly line of Lot 5, 30 feet; thence Southeasterly 210 feet, more or less, to the most Southerly corner of Lot 4 said Block 4, thence North 45°36'15" West 209.74 feet to the point of beginning.

Account: R.127847

Map & Tax Lot: R-2309-001A0-06600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$187,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 2 day of August, 2016

Further 2 Development, LLC

By: Erik Sten
Its President

State of WASHINGTON, County of SNOHOMISH) ss. AUGUST

This instrument was acknowledged before me on this 2ND day of July, 2016 by Erik Sten, as President of Further 2 Development, LLC

Payden M Wolfe
Notary Public for the State of WASHINGTON
My commission expires: 10/10/16

