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Document prepared by:

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

Mail recorded document to:

Jason Perry of: 5053 Bonwell Dr., Concord, CA 94520

Send all future tax statements to:

Jason Perry of: 5053 Bonwell Dr., Concord, CA 94520

Parcel ID#: R225009

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this **13th** day of August, 2016, by and between:

John Odermatt and Nicole Odermatt, married, whose address is:

PO Box 112522

Pittsburgh, PA 15241

("grantor"), and

Jason Perry, a married man, as his sole and separate property, whose address is:

5053 Bonwell Dr.

Concord, CA 94520

("grantee"). THE GRANTOR, for the true and actual consideration of \$3,495 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 2016-007141, found in the records of the Clerk of Klamath County, Oregon
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]
Print Name: John Albert Odermatt
Capacity: Grantor

Signature: Nicole Marie Odermatt
Print Name: Nicole Marie Odermatt
Capacity: Grantor

Signature: [Signature]
Print Name: [Signature]
Capacity: [Signature]

Signature: [Signature]
Print Name: [Signature]
Capacity: [Signature]

STATE OF Pennsylvania }
COUNTY OF Allegheny }

On this 13th of August, 2016 before me, a notary public, personally appeared

John Albert ODERMATT AND
NICOLE MARIE ODERMAT, 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

Constance Woolaghan
Notary Public
CONSTANCE Woolaghan
Print name
October 14th 2019
My commission expires on

