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Document prepared by:

NATHAN ZACKERY PERKINS

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560 CORELLO ST, TURLOCK, CA 95380

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WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 15 day of AUGUST, 2016, by and between:
ROGER W LANDUCCI

("grantor"), and

NATHAN ZACKERY PERKINS AND
KATHERINE LYNN PERKINS

("grantee"). THE GRANTOR, for the true and actual consideration of 6000.00
SIX THOUSAND

(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)

LOT 6, BLOCK 95, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4

KLAMATH COUNTY, OREGON

Commonly known as:

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

NONE

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: <u>Roger W Landucci</u>	Signature: _____
Print Name: <u>ROGER W LANDUCCI</u>	Print Name: _____
Capacity: <u>GRANTOR</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF CALIFORNIA }
COUNTY OF _____ }

On this _____ of _____, 20____ before me, a notary public, personally appeared
ROGER W LANDUCCI

_____, 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

Notary Public

[SEAL]

Print name

My commission expires on

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

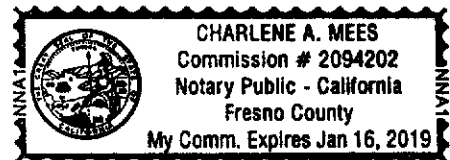
On 8-16-16 before me, Charlene A. Mees, Notary Public
(insert name and title of the officer)

personally appeared Roger W. Landucci
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charlene A Mees (Seal)



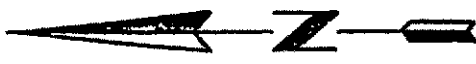
#1

EXHIBIT A

**KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT
PLAT NO. 4
INDEX MAP (SHEET 1)
SITUATED IN T37S & T38S
R1E, WM KLAMATH COUNTY, OREGON
SCALE 1"=800'**

REGISTERED
OREGON
AND SURVEYOR
MAY 4, 1985
JOHN S. WESTVOLD
246

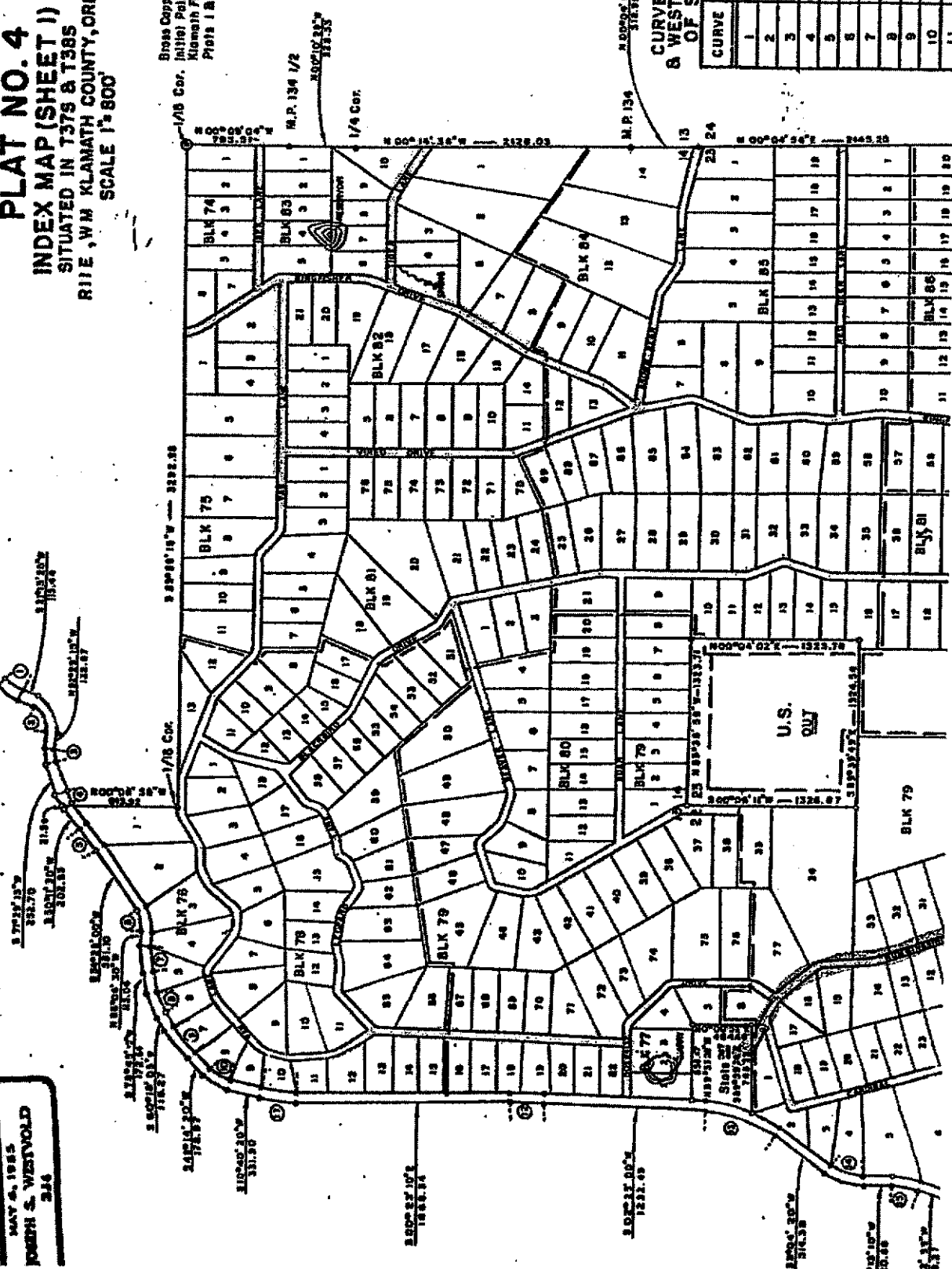
Bronze Capped Pipe Monument (1" x 36" galv pipe)
Initial Point
Klamath Falls Forest Estates
Plots 1 & 4



CURVE DATA ON THE NORTHERL
& WESTERLY RIGHT-OF-WAY LINE
OF STATE HIGHWAY 66

CURVE	Δ	RADIUS	ARC LENGTH
1	38°00'00"	326.48	203.13
2	75°15'25"	164.83	219.11
3	26°01'30"	326.48	168.29
4	21°17'45"	326.48	121.35
5	04°18'30"	2824.79	210.77
6	39°27'30"	248.48	169.75
7	17°10'20"	766.20	226.64
8	16°27'05"	756.20	217.13
9	12°03'45"	1472.40	309.98
10	37°34'00"	326.48	214.06
11	116°04'30"	1472.40	309.98

Ch 1



52

15	17°19'45"	676.20	204.47
16	20°13'30"	517.47	254.92
17	2°21'45"	596.62	224.18
18	45°38'30"	449.26	357.88
19	58°30'00"	246.49	251.56
20	30°33'00"	756.20	403.20

894.10
1/104 Sg.
Parcel stop and
bury
T 37 S
R 1 E
Loc. 10. This was
with the land.

