

## 2016-009210

Klamath County, Oregon 08/29/2016 03:50:01 PM

Fee: \$72.00

## THIS SPACE RESERVED FOR RECORDER'S USE

After recording	return to:	
Zack G Holbro	ok	
3938 Bisbee S	treet	
Klamath Falls,	OR 97603	
Until a change i	s requested all tax s	tatements
shall be sent to t	he following addres	SS:
Zack G Holbro	ok	
3938 Bisbee S	reet	
Klamath Falls,	OR 97603	
File No.	108247AM	

## STATUTORY WARRANTY DEED

Charlotte P. Miller, Thomas Elyard, Joseph Elyard and Timothy Elyard, not as Tenants in Common, but with full rights of survivorship,

Grantor(s), hereby convey and warrant to

## Zack G Holbrook,

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:

Parcel 2 of Land Partition 15-91 being a portion of Lot 7, GIENGER'S HOME TRACTS, situated in the NE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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.

Page 2 Statutory Warranty Deed
Escrow No. 108247AM
Dated this 25 day of Arm, 2016
Chalotto ADD, DO.
Charlotte P. Miller
Thomas Elyard
Thomas Erjand
Taranta Phanad
Joseph Elyard
Timothy Elyard
State of Florida } ss County of Pell()
County of Petit
On this 25 day of August, 2016, before me, DAVID L NEDWAD a Notary Public in
and for said state, personally appeared Charlotte P. Miller, 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.
Notary Public for the State of Florida DAVID L NEWMAN  Residing at: Pell Count Notary Public - State of Florida
Commission Expires: (3/1)2 Lattle Wy Comm. Expires Oct 12, 2016
Commission & Co not
State of} ss County of}
On this day of August, 2016, before me, a Notary Public in and for said state, personally appeared Thomas Elyard, known or identified to me to be the person(s) whose name(s) is/are
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.
Notary Public for the State of
Notary Public for the State of
Residing at: Commission Expires:

State of \_\_\_\_\_\_ } ss

Page 2 Statutory Warranty Deed Escrow No. 108247AM
Dated this 25 day of August, 2016.
Charlotte P. Miller  Thomas Elyard
Joseph Elyard
Timothy Elyard
State of } ss County of}
On this day of August, 2016, before me, a Notary Public in and for said state, personally appeared Charlotte P. Miller, 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.
Notary Public for the State of Residing at: Commission Expires:
State of Formal ss County of Polic }  On this day of August, 2016, before me, DINC NEW MAN a Notary Public in and for said state, personally appeared Thomas Elyard, 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.
Notary Public for the State of Residing at:  Commission Expires:  DAVID L NEWMAN  Notary Public - State of Florida  My Comm. Expires Oct 12, 2016  Commission # EE 834702
State of} ss

scrow No. 108247AM	7011-
ated this 24 day of 129	
harlotte P. Miller	
	<del></del>
homas Elyard	
seph Elyard	<del></del>
imothy Elyard	
mionly Light	
tate of} ss	
on this day of August, 2016, be	a Notary Public in
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Notary Public for the State of  Residing at:  Commission Expires:  State of} ss  County of} ay of August, 2016, hand for said state, personally appeared	before me, a Notary Public in a Change of the day and year in this certificate first above the person of the day and year in this certificate first above the person of the day and year in this certificate first above days and year in this certificate first above the day and year in this certificate first above unto set my hand and affixed my official seal the day and year in this certificate first above the day and ye

State of CA} ss

Page 3 Statutory Warranty Deed Escrow No. 108247AM County of Sacramian
On this A day of August, 2016, before me, a Notary Public in and for said state, personally appeared <u>Joseph Elyard</u> , 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.
Notary Public for the State of
State of } ss County of }
On this day of August, 2016, before me, a Notary Public in and for said state, personally appeared <u>Timothy Elyard</u> , 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.
Notary Public for the State of Residing at: Commission Expires:

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Page 2 Statutory Warranty Deed Escrow No. 108247AM
Dated this Hay of Agusto 2010.
Charlotte P. Miller
Thomas Elyard
Joseph Elyard Timothy Elyard
State of } ss County of }
On this day of August, 2016, before me, a Notary Public in and for said state, personally appeared Charlotte P. Miller, 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.
Notary Public for the State of Residing at: Commission Expires:
State of } ss County of }
On this day of August, 2016, before me, a Notary Public in and for said state, personally appeared <u>Thomas Elyard</u> , 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.
Notary Public for the State of Residing at: Commission Expires:
State of} ss

Page 3 Statutory Warranty Deed Escrow No. 108247AM County of}			
On this day of August, 2016, before me, and for said state, personally appeared <u>Joseph Elyan</u> subscribed to the within Instrument and acknowledged IN WITNESS WHEREOF, I have hereunto set my har written.	I to me that he/she/th	ey executed same.	
Notary Public for the State of Residing at: Commission Expires:			
State of North Carelines ss County of Winker }			
On this day of August, 2016, before me, and for said state, personally appeared <u>Timothy Elys</u> subscribed to the within Instrument and acknowledged IN WITNESS WHEREOF, I have hereunto set my har written.	l to me that he/she/th	ey executed same.	
Notary Public for the State of NC Residing at: Walk County Commission Expires: 11-13-2016	A DE LA COLOR	APLERS	
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