



2016-010788

Klamath County, Oregon

10/12/2016 09:09:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Aaron Howery and Shawn MacDonald

7735 SW Bayberry Drive

Aloha, OR 97007

Until a change is requested all tax statements
shall be sent to the following address:

Aaron Howery and Shawn MacDonald

7735 SW Bayberry Drive

Aloha, OR 97007

File No. 131113AM

STATUTORY WARRANTY DEED

John Cohee, Trustee of the John Cohee Trust Agreement U/A/D 9-17-93,

Grantor(s), hereby convey and warrant to

Aaron Howery and Shawn MacDonald , as tenants in common, each to an undivided 50% interest

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:

Lot 11 in Block 5 of LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-007A0-08400-000

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

Return To:

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.

Dated this 6th day of October, 2016.

John Cohee Trust Agreement U/A/D 9-17-93

John Cohee, Trustee
John Cohee, Trustee

State of CA } ss.
County of ORANGE }

On this 6th day of October, 2016, before me, JAMES L. MCDANIEL Notary Public in and for said state, personally appeared John Cohee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the John Cohee Trust Agreement U/A/D 9-17-93, and acknowledged to me that he/she/they executed the same as Trustee. J.M. J.M. J.M.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

James L. McDaniel
Notary Public for the State of CA »
Residing at: COUNTY OF ORANGE
Commission Expires: JUNE 8, 2018

