



2016-011407

Klamath County, Oregon

10/26/2016 09:50:00 AM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Jardase, LLC., an Oregon Limited Liability Company

PO Box 954

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Jardase, LLC., an Oregon Limited Liability Company

PO Box 954

Klamath Falls, OR 97601

File No. 70988AM

STATUTORY WARRANTY DEED

Timothy K. McKim and Jon Sharon McKim, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jardase, LLC., an Oregon Limited Liability Company ,

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:

The following described real property situate in Klamath County, Oregon, more particularly described as follows:

The Northerly 80 feet of Lot 13 in Block 28 of Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 13 on the Southerly line of Portland Street; thence Easterly along said line of Portland Street, 39.75 feet, more or less, to the Northeasterly corner of said Lot 13; thence southerly along the Easterly line of said Lot 13, a distance of 80 feet; thence Westerly and parallel with Portland Street, 39.75 feet, more or less, to the Easterly line of Dolores Street; thence Northerly along the Easterly line of Dolores Street, 80 feet to the point of beginning, said property being situate in Klamath County, Oregon;

ALSO:

The Northerly 45 feet of the Southerly 90 feet of Lot 13 in Block 28 of Hot Springs Addition to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$33,000.00.**

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:

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 21st day of October, 2016

Timothy K. McKim
Timothy K. McKim

Jon Sharon McKim
Jon Sharon McKim

State of Oregon } ss
County of Klamath }

On this 21st day of October, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Timothy K. McKim and Sharon McKim, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12-3-2018

