

THIS SPACE RESE

2016-011424

Klamath County, Oregon 10/26/2016 02:21:01 PM

Fee: \$47.00

After recording re	turn to:		
Joe Mckenzie Jr.			
3719 Birddog Di	ive		
Klamath Falls, C	R 97603		
Until a change is r	equested all tax s	tatements	
shall be sent to the	following addres	ss:	
Joe Mckenzie Jr.			_
3719 Birddog Di	ive		
Klamath Falls, C	R 97603		
File No.	123923AM	- Maintee W	

STATUTORY WARRANTY DEED

Pahlisch Homes at Pheasant Run Limited Partnership, an Oregon Limited Partnership,

Grantor(s), hereby convey and warrant to

Joe Mckenzie Jr.,

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 56 of Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$255,000.00.

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:

Page 2 Statutory Warranty Deed Escrow No. 123923AM

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 _______ day of ________, 2016.

Commission Expires: January 9, 2000

Pahlisch Homes at Pheasant Run Limited Partnership, an Oregon Limited Partnership	4 6	
By: And Chuck Hammagren, Treasurer		OFFICIAL STAMP REBEKAH SUE JOYE NOTARY PUBLIC-OREGON COMMISSION NO. 945920
State of Oregon } ss	MYCOMM	ISSION EXPIRES JANUARY 04, 2
County of Deschutes}		
On this 15 day of September, 2016, before me, Rebellah S. Joyc	a Notary	Public in and for said state
personally appeared Chuck Hammagren, Treaurer of Pahlisch Homes at Pheasant	Run Limite	ed Partnership, an Oregon
Partnership, known or identified to me to be the person(s) whose name(s) is/are st		
acknowledged to me that he/she/they executed same.	L 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.	1	
Notary Public for the State of Oregon		
Peciding at: 610d 18		