



**2016-012546**

**Klamath County, Oregon**

**11/23/2016 11:06:01 AM**

**Fee: \$47.00**

THIS SPACE RES

After recording return to:

Frederick Ziegenmeyer

P.O. Box 41

Bonanza, OR 97623

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

Frederick Ziegenmeyer

P.O. Box 41

Bonanza, OR 97623

File No. 120838AM

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**STATUTORY WARRANTY DEED**

**James Francis Kolkow and Carol Ann Kolkow, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Frederick Ziegenmeyer ,**

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:

**Township 41 South, Range 12 East of the Willamette Meridian:**

**Section 4: That portion of the NW1/4 SE1/4 commencing at the common corner of the following quarter sections of Section 4, namely, the common corner of the SE1/4 SW1/4 NW1/4 NE1/4 and thence East 30' along the Northerly boundary of said NW1/4 SE1/4 to a point; thence South 30' to the Southerly boundary of Transformer Road to a point which point is the true point of beginning; thence East 208' along the Southerly boundary of Transformer Road to a point; thence South 208' to a point; thence West 208 to a point; thence North 208' to the true point of beginning.**

The true and actual consideration for this conveyance is **\$136,000.00**.

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 22 day of November, 2016

James Francis Kolkow  
James Francis Kolkow

Carol Ann Kolkow  
Carol Ann Kolkow

State of Oregon } ss  
County of Klamath }

On this 22 day of November, 2016, before me, LISA Legget-Weatherby a Notary Public in and for said state, personally appeared James Francis Kolkow and Carol Ann Kolkow, 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

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

