



THIS SPACE RESE

2016-012710  
Klamath County, Oregon  
11/30/2016 10:10:01 AM  
Fee: \$47.00

After recording return to:

Justin M. Erickson and Jacqlyn M. Marvin

PO Box 188

Sumas, WA 98295

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

Justin M. Erickson and Jacqlyn M. Marvin

PO Box 188

Sumas, WA 98295

File No. 125945AM

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### STATUTORY WARRANTY DEED

**Aaron D. Cole and Robyn L. Cole, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Justin M. Erickson and Jacqlyn M. Marvin, as Tenants by the Entirety,**

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 also know as Lot 1, Parcel 1, in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet to the true point of beginning of this description; thence continuing South along said East line a distance of 814.35 feet to a point; thence South 89 degrees 16' 53" West 199.86 feet; thence North 76 degrees 53' 48" West 97.03 feet; thence North 02 degrees 33' 50" West a distance of 795.60 feet to a point; thence East 320.00 feet to the point of beginning of this description.**

The true and actual consideration for this conveyance is \$315,000.00.

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 23 day of Nov., 2016

Aaron D. Cole  
Aaron D. Cole

Robyn L. Cole  
Robyn L. Cole

State of Oregon } ss  
County of Klamath }

On this 23 day of November, 2016, before me Jenny Annette Brazil a Notary Public in and for said state, personally appeared Aaron D. Cole and Robyn L. Cole, 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.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12/3/2018

