2016-013771 Klamath County, Oregon



12/27/2016 01:11:11 PM

Fee: \$47.00

## **WARRANTY DEED**

Recording requested and when recorded return to:

Thomas J. Sayeg Karnopp Petersen LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702 Until a change is requested, all tax statements shall be sent to the following address:

No change

The true consideration for this conveyance is for estate planning purposes.

WARREN L. PANCAKE, Grantor, conveys and warrants to DANITA K. GRAHAM, Grantee, whose address is P.O. Box B, Dayville, Oregon 97825, the following described real property located in Klamath County, Oregon, free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 2, Block 29, OREGON PINES, as same is shown on plat filed June 30, 1969 duly recorded in the office of the county recorder of said county.

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

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PETERSEN LLP

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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 20th day of October, 2016.

STATE OF OREGON

County of Deschutes

The foregoing instrument was acknowledged before me this 20th day of October, 2016, by WARREN L. PANCAKE.

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OFFICIAL SEAL **LORELEI DAWN DACUS** NOTARY PUBLIC-OREGON COMMISSION NO. 477273 COMMISSION EXPIRES APRIL 21, 2017

WARRANTY DEED