



THIS SPACE RESE

2016-013905
Klamath County, Oregon
12/30/2016 10:45:01 AM
Fee: \$47.00

After recording return to:

James W. Kochan

11216 White Goose Drive 11216 White Goose Drive

Keno, OR 97627 Keno, OR 97627

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

James W. Kochan

Same as above 11216 White Goose Drive

Keno, OR 97627

File No. 132077AM

STATUTORY WARRANTY DEED

Donald L. Hankins, Jr. and Stephanie A. Hankins, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

James W. Kochan ,

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 4, Block 34, TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$170,500.00.**

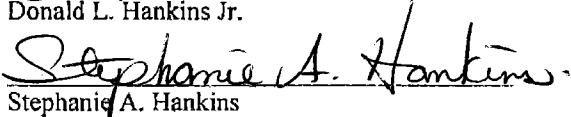
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 29 day of December, 2016.



Donald L. Hankins Jr.



Stephanie A. Hankins

State of WA } ss
County of Clark }

On this 29 day of December, 2016, before me, Dorothy Sherrill a Notary Public in and for said state, personally appeared Donald L. Hankins Jr. and Stephanie A. Hankins, 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.



DOROTHY SHERRILL

Notary Public for the State of WA

Residing at: Vancouver WA

Commission Expires: 12-19-20

NOTARY PUBLIC
STATE OF WASHINGTON
DOROTHY SHERRILL
MY COMMISSION EXPIRES
DECEMBER 19, 2020