

2017-000154  
Klamath County, Oregon

01/06/2017 10:44:01 AM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Novaturient, LLC  
245 Pacific Terrace  
Klamath Falls, OR 97601

Grantor:

Anthony J. Halda and Shannon A. Halda  
245 Pacific Terrace  
Klamath Falls, OR 97601

Grantee:

Novaturient, LLC  
245 Pacific Terrace  
Klamath Falls, OR 97601

- WARRANTY DEED -

Anthony J. Halda and Shannon A. Halda, as Tenants by the Entirety, Grantors, convey and warrant to Novaturient, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

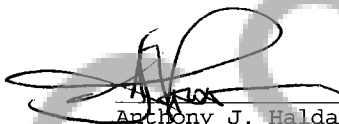
Parcel 3 of Land Partition 34-02, being a replat of Lots 11 thru 21 and a portion of Lots 1-10 and Lot A in Block 2 of Industrial Addition to the City of Klamath Falls situated in the SE1/4 SW1/4 and the NE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Free of encumbrances except all those items of record, if any, as of the date of this deed.

The true and actual consideration for this transfer is \$315,000.

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 January 3, 2017.

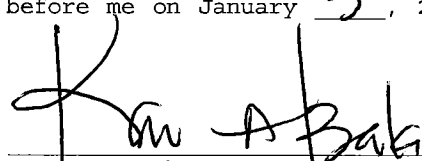
  
Anthony J. Halda

  
Shannon A. Halda

STATE OF OREGON, Klamath County ) ss.

This instrument was acknowledged before me on January 3, 2017 by Anthony J. Halda and Shannon A. Halda.



  
Notary Public for Oregon  
My commission expires 9-20-2017

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.