

Returned at Counter

2017-003741  
Klamath County, Oregon



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04/10/2017 03:40:54 PM

Fee: \$42.00

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

MAIL TAX STATEMENTS:  
W. Peter Brandsness, Jr.  
Shari M. Brandsness  
2020 Fairmont  
Klamath Falls, OR 97601

Grantor  
Klamath Woodlands, Inc.,  
now known as KWI, Inc.  
2020 Fairmont  
Klamath Falls, OR 97601

Grantee  
W. Peter Brandsness, Jr.  
Shari M. Brandsness  
2020 Fairmont  
Klamath Falls, OR 97601

- WARRANTY DEED -

Klamath Woodlands, Inc., an Oregon Corporation, now known as KWI, Inc., an Oregon Corporation, Grantor, conveys and warrants to W. Peter Brandsness, Jr. and Shari M. Brandsness, Husband and Wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 796, RUNNING Y RESORT - PHASE 10 - TRACT 1394, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

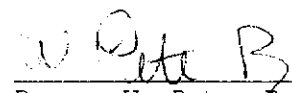
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The true and actual consideration for this transfer is \$15,000.00.

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.

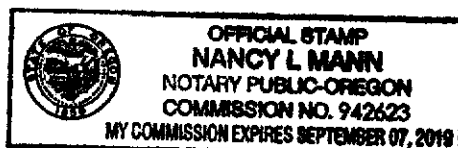
Dated this 31<sup>st</sup> day of December, 2016.

Klamath Woodlands, Inc.,  
now known as KWI, Inc.

  
By: W. Peter Brandsness, Jr.  
Its: President

STATE OF OREGON, Klamath County ) ss.

This instrument was acknowledged before me on March 24, 2017, by W. Peter Brandsness, Jr. as President of Klamath Woodlands, Inc., an Oregon Corporation, now known as KWI, Inc..



  
Notary Public for Oregon  
My Commission expires: 9-7-19