



THIS SPACE RESER

2017-003970
Klamath County, Oregon
04/17/2017 11:06:01 AM
Fee: \$47.00

After recording return to:

Adan Rodriguez and Reanna Rodriguez

21759 N Malin Road

Malin, OR 97632

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

Adan Rodriguez and Reanna Rodriguez

21759 N Malin Road

Malin, OR 97632

File No. 157836AM

STATUTORY WARRANTY DEED

James Kolkow, Successor Trustee of the Kolkow Family Trust U.A.D. April 18, 1999,

Grantor(s), hereby convey and warrant to

Adan Rodriguez and Reanna Rodriguez, 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:

Parcels 2, Land Partition 27-13, situated in the NW1/4 SW1/4, Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, recorded March 25, 2014 in Volume 2014-002603, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$40,000.00.**

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 14th day of April, 2017.

James Kolkow, Successor Trustee of the Kolkow Family Trust U.A.D. April 18, 1999

By: James Kolkow
James Kolkow, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 14th day of April, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared James Kolkow, Successor Trustee of the Kolkow Family Trust U.A.D. April 18, 1999, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

