

2017-004487

Klamath County, Oregon



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Fee: \$47.00

Document prepared by:

April Kondash, of 23529 Tomahawk Ln., Sprague River, Oregon 97639 Ph. (503)756-3293

Mail recorded document to:

April Kondash, of P.O. Box 59 Sprague River, OR 97639

Send all future tax statements to:

April Kondash, of P.O. Box 59 Sprague River, OR 97639

Parcel ID#: R267794

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 28th day of March , 2017 , by and between:

Josetta Chevreux, unmarried, whose address is:
1105 Shell Gate Pl
Alameda, CA 94501 (County of Alameda)

("grantor"), and

April Kondash, unmarried woman, sole ownership, whose address is:
23529 Tomahawk Ln.
Sprague River, OR 97639 (Klamath County)

("grantee"). THE GRANTOR, for the true and actual consideration of \$6,500.00
Six Thousand Five Hundred dollars and zero cents
(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following
described real property, situated in Klamath County, Oregon, free of encumbrances
except as specifically set forth herein: (Enter Legal Description)
Klamath Forest Estates First Addition, Block 37, Lot 29, Acres 2.39
See Exhibit A

Commonly known as: lot 29 Tomahawk Ln., Sprague River, OR 97639

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

Returned at Counter

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>[Signature]</u>	Signature: _____
Print Name: <u>Joseetta Chevreux</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF CALIFORNIA }
COUNTY OF ALAMEDA }

On this 21st of APRIL, 2017 before me, a notary public, personally appeared
JOSETTE CHEVREUX

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal



Notary Public

MURSHAD BOBBY KHAN

Print name OS - 17 - 2020

My commission expires on

