

2017-005186

Klamath County, Oregon

05/11/2017 11:43:00 AM

Fee: \$47.00



After recording return to:
Robert Mark Trelease
1539 Kane Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Robert Mark Trelease
1539 Kane Street
Klamath Falls, OR 97603

File No.: 7012-2844144 (sb)
Date: April 06, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

****THIS DEED IS THE REPLACEMENT OF DEED 2017-004331, TO CORRECT
THE GRANTOR AND THE GRANTOR'S SIGNATURE LINE.**

STATUTORY WARRANTY DEED

Y&S Enterprises, LLC, Grantor, conveys and warrants to **Robert Mark Trelease**, Grantee, the
following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**The Easterly 63 feet of Lot 9 and the Easterly 63 feet of the South one half of Lot 10, Block 1
of Shives Addition to the City of Klamath Falls, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

2844144 GR.

FIRST AMERICAN

APN:

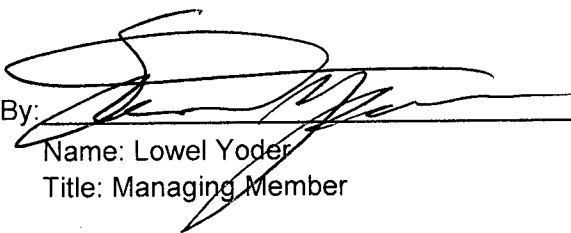
Statutory Warranty Deed
- continued

File No.: **7012-2844144 (sb)**

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 11 day of May, 2017.

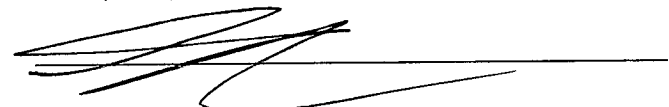
Y&S Enterprises, LLC, a limited liability
company

By: 

Name: Lowel Yoder
Title: Managing Member

STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 11 day of May, 2017
by Lowel Yoder as Managing Member of Y&S Enterprises, LLC, on behalf of the Limited Liability Company.


Notary Public for Oregon

My commission expires: 10/14/17

