



THIS SPACE RESERVED

2017-005271  
Klamath County, Oregon  
05/15/2017 09:12:00 AM  
Fee: \$47.00

After recording return to:

Kenneth E. Cochell Jr.

14544 Cochell Lane

Mulino, OR 97042

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

Kenneth E. Cochell Jr.

14544 Cochell Lane

Mulino, OR 97042

File No. 168668AM

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### STATUTORY WARRANTY DEED

**Gregory T. Wallwork and Nancy Wallwork, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Kenneth E. Cochell Jr.,**

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:

**That portion of the W1/2 SE1/4 NW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northerly of Fred Mahn Road, EXCEPTING THEREFROM, that portion thereof lying within the boundaries of Fred Mahn Road.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2309-01300-01000-000**

The true and actual consideration for this conveyance is **\$62,000.00.**

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:

Return To:   
**AmeriTitle**

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 8<sup>th</sup> day of May, 2017.

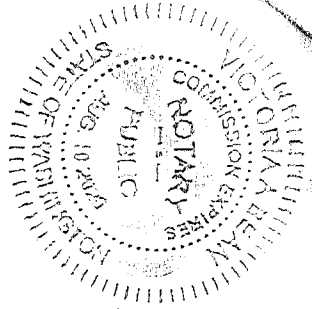
Gregory T. Wallwork  
Gregory T. Wallwork

Nancy Wallwork  
Nancy Wallwork

State of Washington } ss  
County of King }

On this 8<sup>th</sup> day of May, 2017, before me, Victoria A. Bean, a Notary Public in and for said state, personally appeared Gregory T. Wallwork and Nancy Wallwork, 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.



Victoria A. Bean  
Victoria A. Bean  
Notary Public for the State of Washington  
Residing at: Goldendale  
Commission Expires: 8-10-2023