



THIS SPACE RESER

2017-005821

Klamath County, Oregon

05/30/2017 12:41:00 PM

Fee: \$47.00

After recording return to:

Bruce D. Kaufner

710-790 Granite Knoll Dr

Janesville, CA 96114

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

Bruce D. Kaufner

710-790 Granite Knoll Dr

Janesville, CA 96114

File No. 171110AM

---

### STATUTORY WARRANTY DEED

**Walter Pascoe,**

Grantor(s), hereby convey and warrant to

**Bruce D. Kaufner,**

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:

**Lot 6 in Block 1 of Tract 1260, Monte Vista Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath Coutny, Oregon.**

The true and actual consideration for this conveyance is \$45,000.00.

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:

4-11-17

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 26 day of MAY, 2017  
Walter F. Pascoe  
Walter F. Pascoe

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Kern } ss.

On 05-26-2017 before me, G. Hidalgo, personally appeared  
Walter Pascoe, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature G. Hidalgo (Seal)  
Residing at: Kern County, California  
My Commission Expires: 05-03-2021

