

**2017-006217**

**Klamath County, Oregon**

**06/07/2017 09:16:00 AM**

**Fee: \$52.00**

Document prepared by:

Chris Eschbach 123 Tannery Rd. Constantia, NY 13044-0284 Phone:315- 760-4481 Mail

recorded document to:

Chris Eschbach 123 Tannery Rd. Constantia, NY 13044-0284

Send all future tax statements to:

To Correct Legal Description Per Assessors Office.

Chris Eschbach 123 Tannery Rd. Constantia, NY 13044-0284

Parcel ID#: R-3509-023A0-01600-000

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## **WARRANTY DEED**

**(Pursuant to ORS 93.850)(2)**

THIS WARRANTY DEED, made this 15Th day of February, 2016, by and between:

Mark Dehart      A married Man  
28182 Lark Ln.  
Shedd, OR 97377-9756

("grantor"), and

Chris & Bonnie Eschbach as tenants by entirety  
123 Tannery Rd.  
Constantia, NY 13044-0284

("grantee"). THE GRANTOR, for the true and actual consideration of \$2,200.00

(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)

Lot 5, Block 7, Klamath Country, in the County of Klamath, State of Oregon, as shown on map filed in Book 20, Page 6 of Maps, in the office of the county recorder of said county.

Commonly known as: Choptie Drive

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

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: \_\_\_\_\_

Print Name: Mark Dehart

Capacity: Grantor

Signature: \_\_\_\_\_

Print Name: Chris Eschbach

Capacity: Grantee

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: Bonnie Eschbach

Capacity: Grantee

STATE OF OREGON }

COUNTY OF LINN }

On this 15<sup>TH</sup> of FEBRUARY, 2016 before me, a notary public, personally appeared

MARK DEHART

\_\_\_\_\_, 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

David C. Reddington  
Notary Public

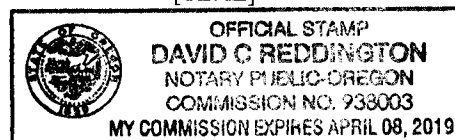
DAVID C. REDDINGTON

Print name

April 8, 2019

My commission expires on

[SEAL]



**CERTIFICATE**  
**Acknowledgment in an Individual Capacity**

State of OREGON

County of LINN

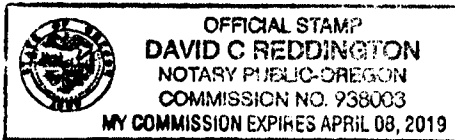
This record was acknowledged before me on FEBRUARY 15, 2016, by

MARK DEHART

David C. Reddington  
Notary Public – State of Oregon

DAVID C. REDDINGTON  
Print name

APRIL 8, 2019  
My commission expires



This certificate is attached to a WARRANTY DEED,

signed by MARK DEHART

on FEBRUARY 15, 2016. TWO pages.

Other document information: \_\_\_\_\_  
\_\_\_\_\_