

Until a change is requested,  
all tax statements shall be  
sent to the following address:  
Zachary and Alicia Stokes  
18851 Boynton St.  
Oregon City, OR 97045

After Recording Return To:  
Kori A. Walton  
Vial Fotheringham LLP  
17355 SW Boones Ferry Rd., Suite A  
Lake Oswego, OR 97035

WARRANTY DEED

Zachary A. Stokes, Grantor, conveys and warrants to Zachary A. Stokes and Alicia Stokes,  
husband and wife, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

LOT 23, DEBIRK HOMES, according to the official plat thereof on file in the office of  
the county clerk of Klamath, Oregon.

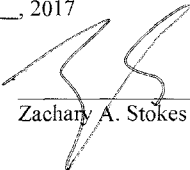
SUBJECT TO: All easements, rights-of-way, and restrictions of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the  
warranties and covenants contained herein or provided by law shall be limited to the extent of coverage  
that would be available to Grantor under a standard policy of title insurance. The limitations contained  
herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely  
define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance stated in terms of dollars is \$0.00 (NONE).

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 June 20, 2017

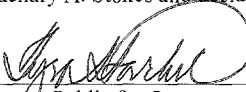
  
Zachary A. Stokes

STATE OF OREGON )  
County of Clackamas ) ss.

June 20<sup>th</sup>, 2017

Personally appeared before me the above named Zachary A. Stokes and declared the same to be  
his voluntary act and deed.



  
Notary Public for Oregon  
Commission Expires: 4.14.20