

new office
Returned at Counter

AFTER RECORDING, RETURN TO:

Bryan Irwin

2361 Marina Drive

Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Bryan Irwin

2361 Marina Drive

Klamath Falls, OR 97601

2017-007711

Klamath County, Oregon



00206670201700077110010018

07/11/2017 10:20:42 AM

Fee: \$42.00

WARRANTY DEED

Jeffrey Van Dyke and Heidrun Van Dyke, "Grantor(s)," hereby conveys, grants, sells and warrants, to Bryan Irwin, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

Lots 16 and 17 of Marina Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS 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 is \$ 60.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 6/28/17

JEFFREY VAN DYKE

Dated: 6/28/17

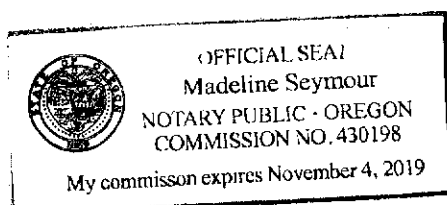
HEIDRUN VAN DYKE

STATE OF OREGON)

0005) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 28th day of JUNE, 2017 by Jeffrey Van Dyke and Heidrun Van Dyke.



Notary Public for Oregon

My Commission Expires: 11-4-19