



THIS SPACE RESERVED FOR R

2017-010134
Klamath County, Oregon
09/07/2017 01:30:00 PM
Fee: \$47.00

After recording return to:
Klamath Defender Services, Inc.
525 Main St
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Klamath Defender Services, Inc.
525 Main St
Klamath Falls, OR 97601
File No. 180268AM

STATUTORY WARRANTY DEED

Maven Acquisitions, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Klamath Defender Services, Inc.,

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:

15 Feet off the Westerly side of Lot 7 and the East-half of the East-half of Lot 6 all in Block 36 of the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$1.00 plus other consideration**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 31st day of August, 2017

Maven Acquisitions, LLC, an Oregon Limited Liability Company

By: _____

Jason P. Nash, Member

By: _____

Alison Anna Nash, Member

State of Oregon } ss
County of Klamath }

On this 31st day of August, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Jason P Nash and Alison Ana Nash, Members of Maven Acquisitions LLC, an Oregon Limited Liability Company, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 12-3-2018

