



2017-011569

Klamath County, Oregon

10/11/2017 01:28:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Cory D. Dimmick and Patricia Dimmick and Dane  
Demagalski and Misty Demagalski

83021 Florence Ave.

Creswell, OR 97426

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

Cory D. Dimmick and Patricia Dimmick and Dane  
Demagalski and Misty Demagalski

83021 Florence Ave.

Creswell, OR 97426

File No. 199476AM

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### STATUTORY WARRANTY DEED

**Gordon G. Monks and Sandra K. Monks, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Cory D. Dimmick and Patricia Dimmick, as Tenants by the Entirety, as to an undivided 50% interest and  
Dane Demagalski and Misty Demagalski, as Tenants by the Entirety, as to an undivided 50% interest,**

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:

**Lots 13, 14 and 15 in Block 11 of Tract 1042, Two Rivers North, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2607-001A0-09000-000**

The true and actual consideration for this conveyance is **\$245,000.00.**

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:

Return to:



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 10/9/17 day of October, 2017.

Gordon G. Monks  
Gordon Monks

Sandra K. Monks  
Sandra K. Monks

State of Oregon } ss  
County of Deschutes }

On this 9 day of October, 2017, before me, Melody R. Zweigart a Notary Public in and for said state, personally appeared Gordon G Monks and Sandra K Monks, 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.

Melody R. Zweigart  
Notary Public for the State of Oregon  
Residing at: Bend OR 97707  
Commission Expires: Sept. 18, 2020

