



THIS SPACE RESERVED FOR F

2017-011668
Klamath County, Oregon
10/13/2017 02:53:00 PM
Fee: \$47.00

After recording return to:

Ren T. Decker and Aaron A. Miller

1398 Courtyard Dr

San Jose, CA 95118

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

Ren T. Decker and Aaron A. Miller

1398 Courtyard Dr

San Jose, CA 95118

File No. 191413AM

STATUTORY WARRANTY DEED

William Kent Kalita,

Grantor(s), hereby convey and warrant to

Ren T. Decker and Aaron A. Miller, not as tenants in common, but with rights of survivorship,

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:

Parcels 2 and 3, Land Partition 6-17 being a replat of Parcel 3 of Minor Land Partition 34-91, situated in the W1/2 SE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon filed September 6, 2017 in Volume 2017-010025, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$86,800.00**.

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:

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 4th day of October, 2017.

William Kent Kalita
William Kent Kalita

State of Oregon } ss
County of Lane }

On this 4th day of October, 2017, before me, Jarron Bolt a Notary Public in and for said state, personally appeared William Kent Kalita, 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.

Jarron Bolt
Notary Public for the State of Oregon
Residing at: Springfield Oregon.
Commission Expires: October 20th, 2020

