



THIS SPACE RESERVED FOR R

2017-013681

Klamath County, Oregon

11/30/2017 11:13:01 AM

Fee: \$47.00

After recording return to:

Joy D. Coleman and Renee Sylvester

2033 Fargo Street

Klamath Falls, OR 97603

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

Joy D. Coleman and Renee Sylvester

2033 Fargo Street

Klamath Falls, OR 97603

File No. 197795AM

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### STATUTORY WARRANTY DEED

**John Glogowski, Trustee of the John Glogowski Living Trust,**

Grantor(s), hereby convey and warrant to

**Joy D. Coleman and Renee Sylvester, with right 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:

**The Westerly 65 feet of Lot 1, Block 5, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes in Volume M65, page 216, Microfilm records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$139,000.00.

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:

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 29 day of November, 2017.

The John Glogowski Living Trust

By: John Glogowski Trustee  
John Glogowski, Trustee

State of Oregon} ss.  
County of Klamath}

On this 29<sup>th</sup> day of November, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared John Glogowski known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The John Glogowski Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 10-19-19

