



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dennis L. Cole and Nancy J. Cole, Trustees

P.O. Box 65

Sprague River, OR 97639

2017-014536

Klamath County, Oregon

12/22/2017 10:39:01 AM

Fee: \$47.00

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

Dennis L. Cole and Nancy J. Cole, Trustees

P.O. Box 65

Sprague River, OR 97639

File No. 211456AM

STATUTORY WARRANTY DEED

Gary L. Pankratz and Karen L. Pankratz, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Dennis L. Cole and Nancy J. Cole, Trustees of The Cole Family Trust Established March 22, 2017,

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:

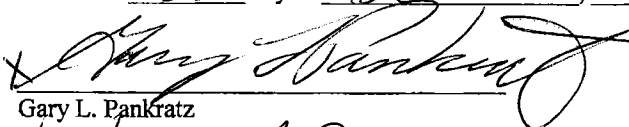
The NE1/4 SE1/4 and the N1/2 SE1/4 SE1/4 of Section 35, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$37,500.00.

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 20 day of December 2017


Gary L. Pankratz


Karen L. Pankratz

12-20-17

State of Oregon } ss
County of Clackamas

On this 20th day of December 2017, before me, Lana Renee Wilson a Notary Public in and for said state, personally appeared Gary L. Pankratz and Karen L. Pankratz, 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.


Notary Public for the State of Oregon
Residing at: 914 NW 15 Ave., Canby, OR 97013
Commission Expires: 11/7/2020

