

2018-001005

Klamath County, Oregon



00216529201800010050020029

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Timothy Steinhauer

01/26/2018 10:18:31 AM

Fee: \$47.00

40622 Grandview Ave

Auberry, Ca. 93602

## WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marken Enterprises Inc., a California Corporation whose mailing address is P.O. Box  
1445 Banning, CA. 92220  
Herein after called Grantor

Hereby Conveys and Warrants to

Timothy W. Steinhauer and Julie A. Steinhauer, husband and wife as joint tenants whose  
mailing address is 40622 Grandview Ave. Auberry, CA. 93602  
Herein after called Grantee

the following described real property in the County of Klamath, State of Oregon:

Lot 25 in Block 31 of Tract 1184 "Oregon Shores Subdivision, Unit 2, 1<sup>st</sup> Addition"  
according to the Official Plat thereof on file in the Office of the County Clerk of Klamath  
County, Oregon.

Account No.: R235613

Map No.: R-3507-017BC

Tax Lot No.: 05900

The true and actual consideration for this conveyance is \$1,795.00

"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."

Marken Enterprises Inc.

Dated

1-22-18

Kenneth J. La Tourette, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Riverside

On 1.22.2018 before me,  
Dipali J. Patel Notary Public,

personally appeared Kenneth J. La Tourette

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

