



THIS SPACE RESERVED FOR R

2018-001490

Klamath County, Oregon

02/06/2018 01:18:01 PM

Fee: \$47.00

After recording return to:

Patrick Roche and Patricia Roche

17243 Cougar Ridge Rd.

Klamath Falls, OR 97603

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

Patrick Roche and Patricia Roche

17243 Cougar Ridge Rd

Klamath Falls, OR 97603

File No. 216712AM

### STATUTORY WARRANTY DEED

Slavek Paniewski who acquired title as Slawomir Paniewski and Elaine Paniewski, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

**Patrick Roche and Patricia Roche, as tenants by the entirety**

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:

#### PARCEL 1:

The NW1/4 SE1/4 SW1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting the Southerly 166.50 feet thereof.

#### PARCEL 2:

The Westerly 65.37 feet of the NE1/4 SE1/4 SW1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting the Southerly 166.50 feet thereof.

The true and actual consideration for this conveyance is \$15,000.00.

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 5<sup>th</sup> day of February.

X Slavek Paniewski  
Slavek Paniewski

X Elaine Paniewski  
Elaine Paniewski

✓ State of CA } ss  
County of Sacramento }

On this 5 day of February, 2018, before me,

G. Martin a Notary Public in and for said state, personally appeared Slavek Paniewski FKA Slawomir Paniewski and Elaine Paniewski, 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.

C. M. L.  
Notary Public for the State of CA  
Residing at: \_\_\_\_\_  
Commission Expires: 11-16-19

