

THIS SPACE RESERVED FO

2018-006069 Klamath County, Oregon

05/17/2018 12:27:02 PM

Fee: \$72.00

After recording return to:
Kolton C. Peterson
10630 Kincheloe Ave
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be sent to the following address: Kolton C. Peterson
10630 Kincheloe Ave
Klamath Falls, OR 97603
Eile No. 229229 AM

STATUTORY WARRANTY DEED

Elizabeth Rebecca Golden, Jennifer Maria Golden, Kathryn Pamela Golden, and Daniel Tim Golden, each as to an undivided 25% interest,

Grantor(s), hereby convey and warrant to

Kolton C. Peterson,

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:

Unit 10630 (Kincheloe Avenue), Tract 1365, Falcon Heights Condominiums Stage 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$98,000.00.

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:

Page 2 Statutory Warranty Deed Escrow No. 228228AM

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 19/14 day of May ,20/8.
Dal 2 M
Daniel Tim Golden
Damer Tim Golden
Elizabeth Rebecca Golden
Jennifer Maria Golden
$A \cap A$
φ
Kathryn Pamela Golden
_
Sur as Organization and
State of Secrotion } ss County of Alamath }
County or Alamath
On this 16 day of May, 2018, before me, Jenny Annette Brazil, a Notary Public in and
for said state, personally appeared Daniel Tim Golden , 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.
above without
Notary Public for the State of Ore Charles OFFICIAL STAMP
Residing at: Kyroth County and JENNY ANNETTE BRAZIL
Commission Expires: 10 5 /c / NUIARY PUBLIC- UKEGON
COMMISSION NO. 934544 MY COMMISSION EXPIRES DECEMBER 03,2018
FIT OF THE DECEMBER 03/2010
State of } ss
County of}
On this, a Notary Public in and
for said state, personally appeared Elizabeth Rebecca Golden, 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.
Notes: Dublic for the State of
Notary Public for the State of
Residing at: Commission Expires:
Continues ion Expires.

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.

LAWS 2009, AND SECTIONS 2 TO 7, CHAI		VS 2010.	
Dated this 15 day of May	<u> </u>		
Daniel Tim Golden			
Flizzbeth Rebucca Holly			
Elizabeth Rebeoca Golden			
MY O			
Jennifer Maria Golden			
Kathryn Pamela Golden			
Taumyn i ameia Goldon			
State of} ss			
County of}	•		
On this day of May, 2018, before me,		·	, a Notary Public in and
for said state, personally appeared Daniel Tim subscribed to the within Instrument and acknowle	edged to me that he/she/th	hey executed same.	
IN WITNESS WHEREOF, I have hereunto set mabove written.	ny hand and affixed my of	fficial seal the day and year	in this certificate first
above witton.			
Notary Public for the State of	1		
Commission Expires:			
State of } ss			
State of } ss County of }			
On this day of May, 2018, before me,			, a Notary Public in and
for said state, personally appeared Elizabeth R is/are subscribed to the within Instrument and ac	ebecca Golden, known knowledged to me that he	or identified to me to be the she/they executed same.	
IN WITNESS WHEREOF, I have hereunto set nabove written.	ny hand and affixed my o	fficial seal the day and year	person(s) whose name(s)
	ny nana ana amma my o	Illerat scar the day and year	
امم لم مل مل			
see attached			
See attached Notary Public for the State of Residing at: Commission Expires:			

Page 3 Statutory Warranty Deed Escrow No. 228228AM

State of	} ss			
County of	}}			
On this day of May, for said state, personally appe is/are subscribed to the within IN WITNESS WHEREOF, I habove written.	ared <u>Jennifer Maria G</u> Instrument and acknowledg	olden, known or a ged to me that he/sl	identified to me to be the ne/they executed same.	
Notary Public for the State of Residing at: Commission Expires:				
State of CACIFOANA County of ALAMERA On this 14th day of May, for said state, personally appear is/are subscribed to the within 1	2018, before me, Aun	lden, known or id	entified to me to be the pe	, a Notary Public in and erson(s) whose name(s)
IN WITNESS WHEREOF, I has above written.	ave hereunto set my hand a	nd affixed my offic	cial seal the day and year	in this certificate first
Notary Public for the State of Residing at: WALNUT Commission Expires: 7/29	CALIFORNIA CREEK, CALIF	L VANA	LAURA JAN DAMONTE Notary Public – California Contra Costa County Commission # 2203689 My Comm. Expires Jul 29, 2021	ANNA :

Page 3 Statutory Warranty Deed Escrow No. 228228AM

State of } ss County of }	
On this day of May, 2018, before me, for said state, personally appeared <u>Jennifer Maria Golden</u> , known or identified is/are subscribed to the within Instrument and acknowledged to me that he/she/they ex IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal to above written. See attached Acknowledged.	to me to be the person(s) whose name(s) secuted same. he day and year in this certificate first
Notary Public for the State of Residing at: Commission Expires:	
State of } ss County of }	•
On this day of May, 2018, before me, for said state, personally appeared Kathryn Pamela Golden, known or identified to is/are subscribed to the within Instrument and acknowledged to me that he/she/they ex IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal to above written.	o me to be the person(s) whose name(s) recuted same.
Notary Public for the State of Residing at: Commission Expires:	

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Monterey	
On May 15, 2018 before me, Susan	n M. Rindermann , Notary Public
personally appeared Jennifer Ma	ria Golden
the within instrument and acknowledged to n	evidence to be the person(s) whose name(s) is/are subscribed to ne that-he/she/they executed the same in his/her/their authorized are(s) on the instrument the person(s), or the entity upon behalf of ment.
I certify under PENALTY OF PERJURY und is true and correct.	ler the laws of the State of California that the foregoing paragraph
WITNESS my hand and official seal. Successful M. Rindomo	SUSAN M. RINDERMANN COMM. #2080340 Notary Public · California Monterey County My Comm. Expires Sep. 28, 2018
\	
	•
ADDITIONA	L OPTIONAL INFORMATION
DESCRIPTION OF THE ATTACHED DOCUMEN Warranty Deed (Title or description of attached document)	INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.
DESCRIPTION OF THE ATTACHED DOCUMEN	INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required. State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which
DESCRIPTION OF THE ATTACHED DOCUMEN Warranty Deed (Title or description of attached document) (Title or description of attached document continued)	INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required. State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Monterey	
on May 15, 2018 before me, Susan M. personally appeared Elizabeth Reb	Rindermann , Notary Public
personally appeared Elizabeth Reb	ecca Golden
the within instrument and acknowledged to me the	lence to be the person(*) whose name(*) is/are subscribed to at he/she/they executed the same in his/her/their authorized on the instrument the person(*), or the entity upon behalf of the
I certify under PENALTY OF PERJURY under the is true and correct.	e laws of the State of California that the foregoing paragraph
WITNESS my hand and official seal. Swam. Rindowsom Signature of Notary Public	SUSAN M. RINDERMANN COMM. #2080340 Notary Public California Monterey County My Comm. Expires Sep. 28, 2018
ADDITIONAL OI	PTIONAL INFORMATION INSTRUCTIONS FOR COMPLETING THIS FORM
DESCRIPTION OF THE ATTACHED DOCUMENT Warranty Deed (Title or description of attached document) (Title or description of attached document continued)	Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.
Number of Pages Document Date (Additional information)	 State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) Partner(s) Attorney in Fact	 Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording. The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form. Signature of the notary public must match the signature on file with the office of the county clerk.
☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other	 Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document. Indicate title or type of attached document, number of pages and date. Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary). Securely attach this document to the signed document