



THIS SPACE RESERVED FOR

2018-006977
Klamath County, Oregon
06/08/2018 02:10:00 PM
Fee: \$87.00

After recording return to:

Kyle R Cochran and Jessica D Cochran

12019 Alta Carmel Ct 3268

San Diego, CA 92128

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

Kyle R Cochran and Jessica D Cochran

12019 Alta Carmel Ct 3268

San Diego, CA 92128

File No. 225263AM

STATUTORY WARRANTY DEED

James M. Janky and Anna Marie Janky as Trustees of The Janky Family Trust dated June 6, 1988,

Grantor(s), hereby convey and warrant to

Kyle R Cochran and Jessica D Cochran, 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:

Lot 46, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$35,000.00.

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:

BTand

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 day of JUNE, 2018

Janky Family Trust dated June 6, 1988

By: James M. Janky TRUSTEE
James M. Janky, Trustee

By: Anna Marie Janky, Trustee
Anna Marie Janky, Trustee

State of California } ss
County of Santa Clara }

On this 5th day of June, 2018, before me, Stephen Chyu a Notary Public in and for said state, personally appeared James M. Janky and Anna Marie Janky, Trustees of the Janky Family Trust dated June 6, 1988, 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.

Stephen Chyu
Notary Public for the State of California
Residing at: Santa Clara County
Commission Expires: 11/10/2018

