

## THIS SPACE RESERVED FOR

2018-006977

Klamath County, Oregon

06/08/2018 02:10:00 PM

Fee: \$87.00

2018-007331

Klamath County, Oregon

06/18/2018 03:30:00 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 45 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:

Rerecorded at the request of AmeriTitle to correct the Lot number. Previously recorded in 2018-006977.



Page 2 Statutory Warranty Deed Escrow No. 225263AM

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, CHAPTER 8, OREGON LAWS 2010.
Dated this 5 day of JUNE, ZB18
Janky Family Trust dated June 6, 1988
By: James M. Janky, Trustee  By: Anna Marie Janky, Trustee  Anna Marie Janky, Trustee
By: Anna Marie Janky, Trustee Toustu
State of California } ss
County of Santa Clara }
a literal parameter balance and the balance an
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 whose name(s) is are subscribed to the within Instrument and acknowledged to me
that he/she/(hey) 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 STEPHEN CHYU
Notary Public for the State of California  Paritim at a State of California  Notary Public - California
Residing at: Senta Clara County Senta Clara County
Commission Expires: