



THIS SPACE RESERVED FOR F

2018-007570

Klamath County, Oregon

06/22/2018 03:46:00 PM

Fee: \$87.00

After recording return to:

Jon Rickey and Anna Pascarella

95 Sale Ln, Suite E

Red Bluff, CA 96080

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

Jon Rickey and Anna Pascarella

95 Sale Ln, Suite E

Red Bluff, CA 96080

File No. 236238AM

STATUTORY WARRANTY DEED

DECLB, LLC,
an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Jon Rickey and Anna Pascarella , each to an undivided 50% interest,

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:

The Westerly 145 feet of Lot 1, Fair Acres Subdivision No. 1, 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 \$280,000.00.

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 20th day of June, 2018.

DECLB, LLC, an Oregon Limited Liability Company

By: [Signature]
R. Darren Bogatay, Member

By: [Signature]
Emily A. Bogatay, Member

State of OR } ss
County of Klamath }

On this 20th day of June, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared R. Darren Bogatay and Emily A. Bogatay, Members of DECLB, LLC, an Oregon Limited Liability Company known or identified to me to be the Managing Members in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

