



THIS SPACE RESERVED FOR

2018-008501

Klamath County, Oregon

07/17/2018 11:41:00 AM

Fee: \$87.00

After recording return to:

Anthony Kolda

6079 Maxwell Dr

Paradise, CA 95969

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

Anthony Kolda

6079 Maxwell Dr

Paradise, CA 95969

File No. 246018AM

STATUTORY WARRANTY DEED

**Massini Purple, LLC,
an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Anthony Kolda,

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:

Lot 44, Block 78, 8th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

All that portion of Section 8, Township 36 South, Range 11 East, Willamette Meridian; lying Southerly of said 8th addition to Nimrod River Park and Northerly of the Sprague River more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 44; thence South, in a direct line to the Northerly bank of the Sprague River; thence Westerly and Northerly along the bank of said river to the most Southwesterly corner of said lot; thence South 52°45'34" East 288.15 feet to the point of beginning.

The true and actual consideration for this conveyance is \$25,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 16 day of July, 2018.

Massini Purple LLC, an Oregon Limited Liability Company

By: Gerald A Massini
Gerald Massini, Member

By: Susan Massini
Susan Massini, Member

State of Oregon } ss
County of Klamath }

On this 16th day of July, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Gerald Massini, Member and Susan Massini, Members of f Massini Purple LLC, an Oregon Limited Liability Company, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

