



THIS SPACE RESERVED FOR R

2018-008877

Klamath County, Oregon

07/26/2018 03:01:01 PM

Fee: \$82.00

After recording return to:

Mark Van Grambusch and Rhonda Lynne Grambusch
23421 S Hwy 213 Unit #40
Oregon City, OR 97045

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

Mark Van Grambusch and Rhonda Lynne Grambusch
23421 S Hwy 213 Unit #40
Oregon City, OR 97045
File No. 245647AM

STATUTORY WARRANTY DEED

Jeanne Dirren-Tau, who acquired title as Jeanne Chang, Grantor(s), hereby convey and warrant to Mark Van Grambusch and Rhonda Lynne Grambusch, 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 10, Block 9, TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-036C0-05400-000

The true and actual consideration for this conveyance is \$21,500.00.

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 23 day of July, 2018.

Jeanne Dirren-Tau

State of
County of

Confederation of Switzerland
Canton and City of Geneva
Consular Service of the United States of America } SS

On this 23 day of July, 2018, before me, Cheryl Overcash a Notary Public in and for said state, personally appeared Jeanne ~~Chang~~, 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. *Dirren-Tau
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Cheryl Overcash
Consular Agent

Notary Public for the State of Geneva, Switzerland

Residing at:

Commission Expires: **Does not expire**

