

2018-010291

Klamath County, Oregon



00227703201800102910040043

08/28/2018 10:20:35 AM

Fee: \$97.00

After recording, return to:

PLR Holdings LLC
PO Box 5963
Bend, OR 97708

Until a change is requested,
all tax statements should be sent to:

PLR Holdings LLC
PO Box 5963
Bend, OR 97708

WARRANTY DEED

Under ORS 93.850

The grantor,

Kenneth Ray Babione and Jennifer Babione, husband and wife
1627 Paiute Circle
Bishop, CA 93514

for the true and actual consideration of \$900.00
Nine hundred dollars

CONVEYS AND WARRANTS to the grantee,

PLR Holdings LLC
PO Box 5963
Bend, OR 97708

the following described real property, free of encumbrances, except as specifically set forth
herein:

Lot 25, Block 1, Oregon Shores Tract 1053, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon

Parcel ID: R224457

And commonly known as: MapTaxLot R-3507-006AC-01100-000

Source of Title:

Being the same property conveyed by bargain and sale deed from Wells Fargo Realty Services Inc., a California Corp. as Trustee to Kenneth Ray Babione and Jennifer Babione, husband and wife as Tenants by the Entirety, recorded 16 February 1978 in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2018 and thereafter.

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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this _____ day of _____, 20____, in the presence of:

Kenneth R Babione
Signature

Signature

Print name

Kenneth R Babione
Capacity

Print name

Capacity

Grantor
Signature

Signature

Grantor Babione
Print name

Print name

Grantor Babione
Capacity
Grantor

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, before me, Notary Public in and for said
state, personally appeared _____

identified to be the person whose name is subscribed to the within instrument, and who
acknowledged to me _____ freely executed the same.

Signature: _____

Print Name: _____

Title: _____

My commission expires: _____

[NOTARY SEAL]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of INYO)

On JULY 26, 2018 before me, MELINDA DECOSTER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KENNETH RAY BABIONE & JENNIFER BABIONE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in
~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melinda DeCoster (Seal)

