



THIS SPACE RESERVED FOR

2018-010907
Klamath County, Oregon
09/07/2018 02:23:01 PM
Fee: \$87.00

After recording return to:

Faith Prochaska and Joshua Prochaska

6541 Firestone Rd

Spencer, OH 44275

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

Faith Prochaska and Joshua Prochaska

6541 Firestone Rd

Spencer, OH 44275

File No. 251570AM

STATUTORY WARRANTY DEED

Sherrilee Walker, Trustee of the Sherrilee Walker Trust dated March 21, 2014,

Grantor(s), hereby convey and warrant to

Faith Prochaska and Joshua Prochaska, wife and husband,

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 39, Tract 1432 Quail Point Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$266,500.00.

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 31 day of August, 2018.

Sherrilee Walker Trust dated March 21, 2014

Sherrilee Walker TTEE
Sherrilee Walker, Trustee

State of Oregon } ss.
County of Washouli }

On this 31 day of August, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Sherrilee Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Sherrilee Walker Trust dated March 21, 2014, and acknowledged to me that he/she/they executed the same as Trustee.

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

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Washouli County
Commission Expires: March 15, 2022

