



THIS SPACE RESERVED FOR F

2018-014573  
Klamath County, Oregon  
12/05/2018 09:19:01 AM  
Fee: \$87.00

After recording return to:  
Kolzow Cabin, LLC  
60622 Teton Ct  
Bend, OR 97702

Until a change is requested all tax statements shall be  
sent to the following address:  
Kolzow Cabin, LLC  
60622 Teton Ct  
Bend, OR 97702  
File No. 267794AM

STATUTORY WARRANTY DEED

Denise Louise Jarrard, Mary Kathleen Jarrard, William James Jarrard and

Denise Louise Jarrard and Mary Kathleen Jarrard, as Trustees of the Testamentary Trust FBO Michael Patrick Jarrard, each as to an undivided one-quarter interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Kolzow Cabin, LLC, an Oregon limited liability company

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 in Block 3 of First Addition to Cres-Del Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-2407-007B0-05600-000

The true and actual consideration for this conveyance is \$350,000.00.  
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 3 day of December, 2018.

Denise Louise Jarrard  
Denise Louise Jarrard, Trustee of the Testamentary Trust FBO Michael Patrick Jarrard

Mary Kathleen Jarrard, Trustee  
Mary Kathleen Jarrard, Trustee of the Testamentary Trust FBO Michael Patrick Jarrard

Denise Louise Jarrard  
Denise Louise Jarrard

William James Jarrard  
William James Jarrard

Mary Kathleen Jarrard  
Mary Kathleen Jarrard

State of Oregon} ss.

County of Marion }

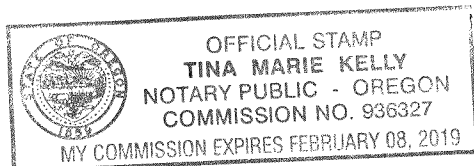
On this 30 day of December, 2018, before me, a Notary Public in and for said state, personally appeared **Denise Louise Jarrard and Mary Kathleen Jarrard** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Testamentary Trust FBO Michael Patrick Jarrard, 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.

Notary Public for the State of Oregon

Residing at: Salem

Commission Expires: 2-8-19



State of Oregon} ss.

County of Marion }

On this 27 day of December, 2018, before me, a Notary Public in and for said state, personally appeared **Denise Louise Jarrard, William James Jarrard, and Mary Kathleen Jarrard** 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.

Notary Public for the State of Oregon

Residing at: Salem

Commission Expires: 2-8-19

