

AAA
Amenible
MTC 277871 AM



2019-001266

Klamath County, Oregon

02/11/2019 11:40:01 AM

Fee: \$92.00

TITLE NO. 277871AM
ESCROW NO. EU19-0145 GL
TAX ACCT. NO. R845704
MAP/TAX LOT NO. R-2808-020B0-00100-000

GRANTOR

WORK FIRST CASUALTY COMPANY

GRANTEE

NOEL VAN DYKE and CAROL VAN DYKE
36243 ENTERPRISE ROAD
CRESWELL, OR 97426

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

WORK FIRST CASUALTY COMPANY, Grantor,
conveys and warrants to

NOEL VAN DYKE and CAROL VAN DYKE, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is **\$55,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements, Agreements, Reservations and Rights of Way of record, if any.

Dated this 7th day of FEBRUARY, 2019.

WORK FIRST CASUALTY COMPANY

X BY: [Signature]
BLAINE MOON, VICE PRESIDENT AND
TREASURER

STATE OF UTAH
COUNTY OF SALT LAKE ss.

On this 7th day of February, 2019, before me appeared BLAINE MOON, who being duly sworn, did say that he is the Vice President and Treasurer of the corporation and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors.

Before me:

[Signature]
Notary Public for Utah
My commission expires: 8/22/22

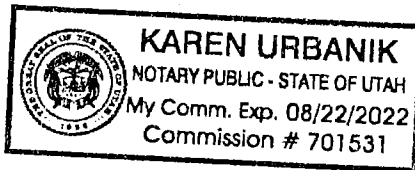


EXHIBIT "A"

Unsurveyed Parcel 2 of Land Partition 3-18, being a replat of unsurveyed Parcel 1 of Land Partition 29-17 situated in Section 17 and the E1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded December 11, 2018 as 2018-01482 being more particularly described as follows:

The said East 1/2 of the Northwest 1/4 of Section 20, EXCEPTING THEREFROM any portion lying within the right of way of the Union Pacific Railroad.