



THIS SPACE RESERVED FOR

2019-008466

Klamath County, Oregon

07/26/2019 12:06:02 PM

Fee: \$87.00

After recording return to:

Peter J. Donners and Gina L. Donners

4667 Thompson Avenue

Klamath Falls, OR 97603

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

Peter J. Donners and Gina L. Donners

4667 Thompson Avenue

Klamath Falls, OR 97603

File No. 304128AM

STATUTORY WARRANTY DEED

Dive Realty LLC, an Arizona Limited Liability Company,

Grantor(s), hereby convey and warrant to

Peter J. Donners and Gina L. Donners, 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:

Lots 35 and 36 in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of the alley located in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 36, Block 11 of ST. FRANCIS PARK; thence Northerly along the East line of Lot 36 125 feet; thence East parallel to the North right of way line of Thompson Street 20 feet to the Northwest corner of Lot 41 of said Block 11; thence Southerly along the West line of Lots 41, 40, 39, 38 and 37 125 feet to the Southwest corner of Lot 37 of said Block 11; thence West along the North right of way line of Thompson Street 20 feet to the point of beginning.

The true and actual consideration for this conveyance is \$145,000.00.

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:

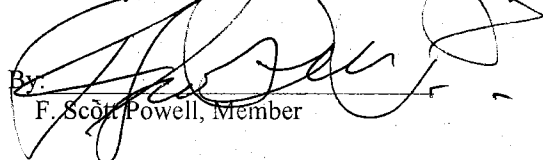
2019-2020 Real Property Taxes, a lien not yet due and payable

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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 18 day of July, 2019.

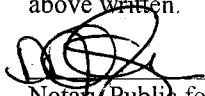
Dive Realty LLC, an Arizona Limited Liability Company

By: 
F. Scott Powell, Member

State of Oregon } ss
County of Klamath }

On this 18 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared F. Scott Powell known or identified to me to be the Managing Member in the Limited Liability Company known as Dive Realty LLC, an Arizona Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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: Klamath County
Commission Expires: 3/15/22

