



2019-015184

Klamath County, Oregon

12/31/2019 03:33:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Derek Kane and Annie Kane

6873 Truax Rd

Central Point, OR 97502

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

Derek Kane and Annie Kane

6873 Truax Rd

Central Point, OR 97502

File No. 326595AM

STATUTORY WARRANTY DEED

**Beverly Demetrakos,
Trustee of the Beverly Demetrakos 2013 Trust
under agreement dated the 11th day of March, 2013,**

Grantor(s), hereby convey and warrant to

Derek Kane and Annie Kane, 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:

See Attached Exhibit 'A'

Reserving unto Grantor a nonexclusive easement for the existing driveway

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

3606-01400-00200

3606-01400-00400

3606-01400-00500

3606-014CB-00100

The true and actual consideration for this conveyance is \$120,000.00.

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 30 day of Dec, 2019

Beverly Demetrakos, Trustee of the Beverly Demetrakos 2013 Trust

By: Beverly Demetrakos

Beverly Demetrakos, Trustee

State of Oregon } ss

County of Klamath

On this 30 day of Dec, 2019, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Beverly Demetrakos, as Trustee of the Beverly Demetrakos 2013 Trust 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.

Heather Sciurba
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec 17 2021

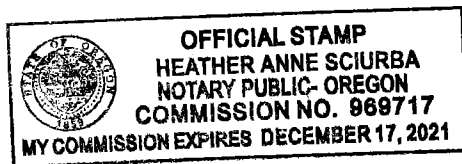


EXHIBIT "A"

326595AM

The Southwest quarter of the Northwest quarter, EXCEPTING THEREFROM all that portion which lies within Lake of the Wood Highway State 140; All those portions of the Northwest quarter of the Southwest quarter and the East half of the Southwest quarter and the Southwest quarter of the Southeast quarter lying Northeasterly of the Lake of the Woods Highway, State 140 in Section 14, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the Northeast quarter lying Northeasterly of the Lake of the Woods Highway, State 140, in Section 23, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

The Northeast Quarter of the Northeast Quarter; the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter; the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter in Section 15, Township 36 South, Range 6 East of the Willamette Meridian, Klamath Falls, Oregon.

Excepting Therefrom all that portion lying within Lake of the Woods Highway State 140.