



2020-002715

Klamath County, Oregon

03/03/2020 03:43:15 PM

Fee: \$92.00

Commitment Number: 26330475

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
34542 SUNDANCE DRIVE, CHILOQUIN, OR 97624

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3507-017BD-01600

GENERAL WARRANTY DEED

CHARLES COOK and LESLIE COOK, F/K/A LESLIE BRANDT, husband and wife, whose mailing address is **34542 SUNDANCE DRIVE, CHILOQUIN, OR 97624**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **CHARLES COOK and LESLIE COOK, husband and wife**, as TENANTS BY THE ENTIRETY, hereinafter grantees, whose tax mailing address is **34542 SUNDANCE DRIVE, CHILOQUIN, OR 97624**, the following real property:

Lots 16 and 17, Block 33, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Property Address is: 34542 SUNDANCE DRIVE, CHILOQUIN, OR 97624

Prior instrument reference: **2015-003388**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Executed by the undersigned on Feb 22nd, 2020:



CHARLES COOK

Leslie Cook, FKA Leslie Brandt

LESLIE COOK, F/K/A LESLIE
BRANDT

STATE OF OR
COUNTY OF Clatsop

The foregoing instrument was acknowledged before me on Feb 22nd, 2020 by **CHARLES COOK** and **LESLIE COOK, F/K/A LESLIE BRANDT** who are personally known to me or have produced OR DL'S as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805
Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

