



2020-007295

Klamath County, Oregon

06/15/2020 11:35:37 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Heather Venable and Michael Venable

427 Hewitt Ave. #11

Roseburg, OR 97470

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

Heather Venable and Michael Venable

427 Hewitt Ave. #11

Roseburg, OR 97470

File No. 375420AM

STATUTORY WARRANTY DEED

OCF Properties V, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Heather Venable and Michael Venable, 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:

Lot 21 in Block 20 of TRACT NO. 1113 - OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$7,400.00.

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:

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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 11 day of June, 2020.

OCF Properties V LLC, an Oregon Limited Liability Company

By: X RK

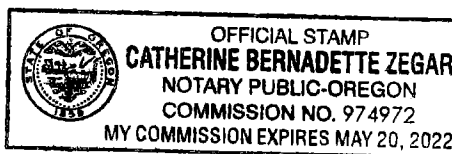
The Oregon Community Foundation, Sole Member
Ray Klinke, Assistant Secretary

State of Oregon } ss

County of Multnomah

On this 11th day of June, 2020, before me, Catherine Bernadette Zegar a Notary Public in and for said state, personally appeared Ray Klinke, Assistant Secretary for the Oregon Community Foundation, 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: 3145 NE 49th Avenue, Portland, OR
Commission Expires: 05-20-2022



all attached

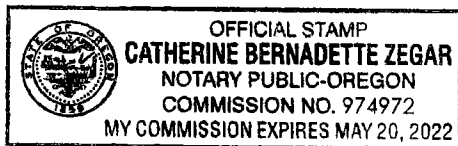
OREGON NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE CAPACITY)

State of Oregon }

County of Multnomah }

This record was acknowledged before me on June 11 [Date], 2020 [Year] by
Ray Klink [Name(s) of Individual(s)]
as Assistant Secretary [Type of Authority] of Oregon Community Foundation
[Name of Party on Whose Behalf Record Was Executed].

(Official Stamp)



Catherine Bernadette Zegar
Signature of Notarial Officer

CATHERINE BERNADETTE ZEGAR
Printed or typed name of Notarial Officer

Notary Public – State of Oregon

My commission expires: May 20, 2022

Document Description

This certificate is attached to page 2 of a Statutory Warranty Deed [Title or Type of Document], dated June 11, 2020, consisting of 2 pages.