



THIS SPACE RESERVED FOR

2020-012346

Klamath County, Oregon

09/28/2020 10:36:01 AM

Fee: \$92.00

After recording return to:

Brandon David Van Dusen

422 N. 3rd St.

Klamath Falls, OR 97601

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

Brandon David Van Dusen

422 N. 3rd St.

Klamath Falls, OR 97601

File No. 398996AM

### STATUTORY WARRANTY DEED

**Mark E. Cole and Jackie N. Cole, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Brandon David Van Dusen,**

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 11, Block 40, FIRST ADDITION to the City of Klamath Falls, AND Lots 9 and 10, Block 9 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, EXCEPTING that portion conveyed by J. E. Nail to E. W. Regnier, et ux, by deed recorded in Deed Volume 67 at page 586, Deed Records of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeasterly corner of Lot 11, Block 40, FIRST ADDITION, same being the Westerly line of Third Street; thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40, FIRST ADDITION; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWAUNA HEIGHTS ADDITION; thence Northerly along the Easterly boundary of said Lot 8, Block 9, EWAUNA HEIGHTS ADDITION, 55 feet to the Northeasterly corner of said Lot 8; thence Easterly and parallel with Jefferson Street 106 feet to the place of beginning, being the Northerly portion of Lot 11, Block 40, FIRST ADDITION, and the Northerly portion of Lot 10, Block 9, EWAUNA HEIGHTS ADDITION, and the Northerly one-half of Lot 9, Block 9, EWAUNA HEIGHTS ADDITION.**

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


The true and actual consideration for this conveyance is \$170,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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 24 day of September, 2020.

  
\_\_\_\_\_  
Mark E. Cole

\_\_\_\_\_  
Jackie N. Cole

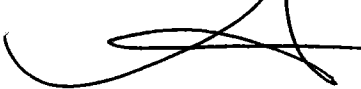
State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

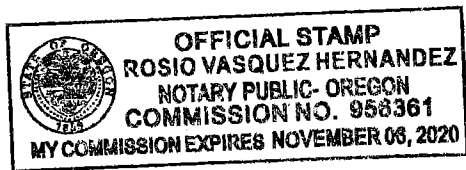
On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_, a  
Notary Public in and for said state, personally appeared **Jackie N. Cole**, known or identified to me to be the person(s) whose  
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Clatsop }

On this 24 day of September, 2020, before me, Rosio V. Hernandez, a  
Notary Public in and for said state, personally appeared **Mark E. Cole**, 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: Clatsop  
Commission Expires: Nov 06, 2020



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 22 day of SEPT, 2020.

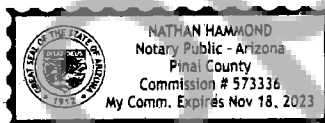
Mark E. Cole

Jackie N. Cole

State of ARIZONA } ss  
County of PINAL }

On this 22 day of SEPT, 2020, before me, NATHAN HAMMOND, a Notary Public in and for said state, personally appeared Jackie N. Cole, 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.

Nathan Hammond  
Notary Public for the State of ARIZONA  
Residing at: ARIZONA  
Commission Expires: 11-18-2023



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Mark E. Cole 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_