



2021-012297

Klamath County, Oregon

08/11/2021 02:27:00 PM

Fee: \$87.00

TITLE NO. 464089AM
ESCROW NO. EU21-1433 NRJ
MAP/TAX LOT NO. 2607-001A0-05100 / TAX ACCT. NO. 163548
MAP/TAX LOT NO. 2607-001A0-05200 / TAX ACCT. NO. 163539

GRANTOR

SAM W. DEMANETT and CYNTHIA L. DEMANETT

GRANTEE

KDJB ENTERPRISES LLC
PO BOX 71968
SPRINGFIELD, OR 97475

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

SAM W. DEMANETT and CYNTHIA L. DEMANETT, as tenants by the entirety, Grantor,

conveys and warrants to

KDJB ENTERPRISES LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 1 and 2 in Block 7 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$85,000.00**.

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

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/2022.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

WRD-TAX LTR(NRR)

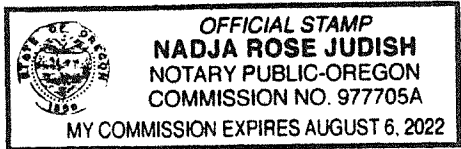
Dated this 29 day of July, 2021.

SAM W. DEMANETT
SAM W. DEMANETT

CYNTHIA L. DEMANETT
CYNTHIA L. DEMANETT

State of Oregon
County of Lane

This instrument was acknowledged before me on July 29, 2021 by SAM W. DEMANETT and CYNTHIA L. DEMANETT.



NADJA ROSE JUDISH
(Notary Public for Oregon)
My commission expires 8-6-2022