

**2021-016742**

**Klamath County, Oregon**



00290457202100167420020026

11/05/2021 10:53:30 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

John Sinkavich

7521 2nd Ave NE

Seattle, Washington 98115

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**WARRANTY DEED**

THE GRANTOR(S),

- DANA S. SCHABLE and LYNN L. SCHABLE, as Co-Trustees of THE SCHABLE FAMILY TRUST, 410 E RAISON ST , KUNA, ID 83634,

for and in consideration of: Three-Thousand Eight-Hundred Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- John Sinkavich with a mailing address of 7521 2nd Ave NE, Seattle, WA 98115,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 20, Block 34, Fourth Addition to Nimrod River Park, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R328050

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

**Grantor Signatures:**

DATED: 10/26/21

Dana S. Schable

Dana S. Schable  
410 E RAISON ST, KUNA, ID 83634

**Grantor Signatures:**

DATED: 10/26/21

Lynn L. Schable

Lynn L. Schable  
410 E RAISON ST, KUNA, ID 83634

STATE OF IDAHO  
COUNTY OF ADA, ss:

This instrument was acknowledged before me on this 26<sup>th</sup> day of OCTOBER, 2021 by DANA S. SCHABLE and LYNN L. SCHABLE, as Co-Trustees of THE SCHABLE FAMILY TRUST.

[Signature]

Notary Public  
Signature of person taking  
acknowledgment

NOTARY PUBLIC

Title (and Rank)

My commission expires APRIL 16, 2024

