

WESTERN TITLE & ESCROW COMPANY

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

2021-016846

Klamath County, Oregon

11/08/2021 02:21:01 PM

Fee: \$97.00

GRANTOR'S NAME:

Lowell E. Audis and Aurlie G. Audis, Trustees of The Audis Family
Revocable Trust dated June 18, 2007

GRANTEE'S NAME:

Joseph Kaczmarek and Sharon K. Kaczmarek

AFTER RECORDING RETURN TO:

Order No.: WT0227533-SC

Joseph Kaczmarek and Sharon K. Kaczmarek, as tenants by the
entirety
1475 Green Acres Road, Space 1
Eugene, OR 97408

SEND TAX STATEMENTS TO:

Joseph Kaczmarek and Sharon K. Kaczmarek
1475 Green Acres Road, Space 1
Eugene, OR 97408

Map: R-3714-003CD-02600

Map and Tax Lot - R-3714-003CD-02600, Bly, OR 97622

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lowell E. Audis and Aurlie G. Audis, Trustees of The Audis Family Revocable Trust dated June 18, 2007, Grantor, conveys and warrants to Joseph Kaczmarek and Sharon K. Kaczmarek, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

Ameri Title # 505088AM

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-05-21

The Audis Family Revocable Trust dated June 18, 2007

BY: Lowell E. Audis

Lowell E. Audis
Trustee

BY: Aurille G. Audis

Aurille G. Audis
Trustee

State of Arizona
County of Yavapai

This instrument was acknowledged before me on 5 Nov 2021 by Lowell E. Audis and Aurille G. Audis, Trustees of The Audis Family Revocable Trust dated June 18, 2007.

[Signature]
Notary Public - State of ~~Oregon~~ Arizona

My Commission Expires: 13 Jun 2024



PATRICK JANISCH
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 582486
Expires June 13, 2024

**EXHIBIT A
LEGAL DESCRIPTION**

Order No.: WT0227533

Lot 29 in Block 2 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT "B"

Exceptions

Subject to:

Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.

SPECIFIC ITEMS AND EXCEPTIONS: