

2021-018634

Klamath County, Oregon



00292552202100186340050053

12/16/2021 01:06:48 PM

Fee: \$102.00

THE COUNTY RECORDING OFFICE

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Stephanie Cook
Western Title & Escrow Company
497 Oakway Road, Suite 340
Eugene, OR 97401

1. TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2. DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

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

3. INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Joseph Kaczmarek and Sharon K. Kaczmarek, as tenants by the entirety

4. TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$9,000.00 ☐ Other

5. SEND TAX STATEMENTS TO:

1475 Green Acres Road, Space 1
Eugene, OR. 97408

6. SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE: ☐ Full
(If applicable) ☐ Partial

7. The amount of the monetary obligation imposed by the order or warrant. ORS 205.125 (1)(c)

\$ 9,000.00

8. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF WESTERN TITLE TO CORRECT CORRECT TRUSTEE'S FIRST NAME PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____ OR AS FEE NUMBER 2021-016846."

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 Aurile 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

 **Aurile**
Lowell E. Audis and ~~Aurile~~ 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

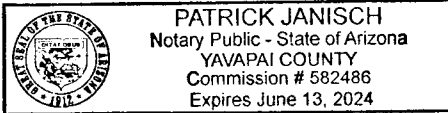


EXHIBIT A
LEGAL DESCRIPTION

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: