AmeriTitle

THIS SPACE RESERVED FOR

2022-006889
Klamath County, Oregon
06/01/2022 01:54:01 PM
Fee: $97.00

After recording return to:
Joshua Colton
2401 Wild Ginger Ln.
Las Vegas, NV 89134

Until a change is requested all tax statements shall be sent to the following address:
Joshua Colton
2401 Wild Ginger Ln.
Las Vegas, NV 89134
File No. 539249AM

## STATUTORY WARRANTY DEED

**Marcus Dewane and Zhora Dewane, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Joshua Colton,**

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 32, Tract 1506, THE TIMBERS, PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is $45,000.00.
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:

97 AMT

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 31 day of May, 2022

Marcus Dewane

State of Oregon } ss
County of Deschutes }

On this 31 day of May, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Marcus Dewane, 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 Redmond
Commission Expires: 3/7/26

OFFICIAL STAMP
MELISSA RENEE COOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 1022472
MY COMMISSION EXPIRES MARCH 07, 2026

Dated this 27 day of May, 2022

Zhora Dewane

State of _____ } ss
County of _____ } ack attached

On this _____ day of May, 2022, before me, _____ a Notary Public in and for said state, personally appeared Zhora Dewane, 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:

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda )

On May 27, 2022 before me, Keisha K. Riley, Notary Public
(insert name and title of the officer)

personally appeared Zhora Dewane,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEISHA K. RILEY
Notary Public - California
Alameda County
Commission # 2296841
My Comm. Expires Jul 13, 2023

Signature _____ **(Seal)**