

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2023-001465****Klamath County, Oregon****03/03/2023 11:54:02 AM****Fee: \$147.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 579272 DS

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Denny PaschkeAddress: P. O. Box 367City, ST Zip: Dexter, OR 97431

This document is being re-recorded at the request of AmeriTitle to correct the legal description previously recorded as Instrument #2016-006842.

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): General Warranty Deed for Oregon**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name:** Paschke**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name:** Paschke**Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: _____

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** -0-**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: _____

627

2016-006842

Klamath County, Oregon



00188728201600068420040046

06/29/2016 10:47:14 AM

Fee: \$57.00

RECORDING REQUESTED BY:

Name: Tim Paschke

INSTRUMENT PREPARED BY:

Name: Larry & Maryann Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

(Above reserved for official use
only)

RETURN DEED TO:

Name: Larry & Maryann Paschke
Address: PO Box 827
Merrill, Oregon 97633

SEND TAX STATEMENTS TO:

Name: Larry & Maryann Paschke
Address: PO BOX 827
MERRILL, Oregon 97633

Title Order # [REDACTED]

Tax Parcel/APN # R-4110-00100-
00400-000

Escrow # [REDACTED]

GENERAL WARRANTY DEED FOR OREGON

(Joint Tenants)

STATE OF OREGON
COUNTY OF KLAMATH COUNTY

DATE: January 03, 2016

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0, the receipt and sufficiency of which is hereby acknowledged, Larry & Maryann Paschke, ("Grantor") hereby conveys, sells, and grants to Tim Paschke, Denny Paschke, ("Grantees") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at 16685 Aderson Road, Merrill, Oregon 97633.

Legal Description: MAP: R-4110-00100-00400-000 CODE:018 PROPERTY
DESCRIPTION: TWP 41 RNGE 10, BLOCK SEC 1, TRACT SE4NE4 POR SW4NE4



Maryann Paschke
Returned at Counter

LY N OF CANAL, ACRES 55.25

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantees and Grantees' heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Grantor 1: Larry & Maryann Paschke
Marital Status: Married
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantor 1's Spouse Name: Maryann
Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantee 1: Tim Paschke
Marital Status: Married
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 1's Spouse Name: Chantel
Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 2: Denny Paschke
Marital Status: Not married
Address: 16811 Anderson Road
Merrill, Oregon 97633

Vesting Information / Property Interest: Joint tenancy, with rights of survivorship.

Signatures

Grantor signed, sealed, and delivered this General Warranty Deed to Grantees on 1-3-16 (date).

Grantor 1 (or authorized agent)

x/ Larry Paschke
Print Name: Larry Paschke

6/20/16
x/ Larry Paschke
Larry Paschke

Grantor 1's Spouse (or authorized agent)

x/ Mary Ann Paschke acknowledging
receipt of sufficient consideration, hereby
waive and release all my rights, title, and
interest, if any, in the above Property unto
Grantee(s).

x/ Mary Ann Paschke
Print Name: Mary Ann Paschke

6/20/16
x/ Mary Ann Paschke
Mary Ann Paschke

Witnesses

On this the 3rd day of Jan, 20 16, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:



Chris McKoen Loralee McKoen

I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ Chris McKoen

Dated:

1/3/16

Print Name:

Chris McKoen

Address:

P.O. Box 52
Merrill, OR 97633

SECOND WITNESS

x/ Loralee McKoen

Dated:

1/3/2016

Print Name:

Loralee McKoen

Address:

PO Box 52
Merrill OR 97633

State of Oregon

County of Klamath County

Notary Public

STATE OF Oregon

COUNTY OF Klamath

On this the 20th day of June, 2016, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Chris McKoen Larry Paschke and Mary Ann Paschke

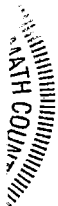
WITNESS my hand and official seal.

PRINT: Teresa May Miles

[Affix seal]



SIGN: Teresa May Miles My Commission Expires: 1/25/2020
NOTARY PUBLIC



Instructions for Your General Warranty Deed

General Warranty Deeds are useful for transferring title to a buyer in a real estate transaction. As opposed to Quit Claim Deeds, which make no warranties, General Warranty Deeds make warranties to the buyer as to the status of the title. Basically, the seller, called the Grantor in the deed, is promising to the buyer, or Grantee, that the seller has proper title to the property and that no one will make a claim against the title later on.

Every deed should be recorded with the appropriate local office, usually called the County Recorder's Office or County Clerk's Office. As every county has its own specific filing requirements, we recommend contacting your local office to see if it requires any supplemental forms, whether it has any special requirements you need to complete, and also if you need help writing a proper legal description.

Final Steps:

- Leave all margins blank. Our General Warranty Deed sets the margin default sizes at 1 inch, except for the top of the first page, which is 3 inches to give extra space for official use only. Your local office will inform you whether you need to vary these sizes somewhat.
- Don't staple multiple pages together unless your local office specifically permits it.
- All signatures on the document must be originals — not copied, printed, or stamped.
- If the seller is conveying any part of the marital homestead, both spouses must sign.
- In most states, your General Warranty Deed will be considered effective and executed once it has been both signed by the Grantor(s) and also delivered and accepted by the Grantee. Note: **the Grantee normally does not need to sign**; however, in a few counties across the nation, the Grantee is also required to sign. Be sure to ask your local office if you think this might apply to you or you can simply have the Grantee sign it below the Grantor's signature anyway just to be safe. Although recording is not always required, it is highly recommended that you do record as soon as possible, because it will protect you from potential adverse claims to your title by other parties. Every person listed in the deed should receive a copy of the deed and the original should be recorded.

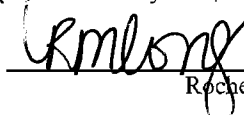


State of Oregon
County of Klamath

I hereby certify that instrument #2016-006842,
recorded on 6/29/2016, consisting of 4 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

• Rachelle Long, Klamath County Clerk

Date: February 28th, 2023


Rachelle Long

2016-006842

Klamath County, Oregon



00186728201600068420040046

06/29/2016 10:47:14 AM

Fee: \$57.00

RECORDING REQUESTED BY:

Name: Tim Paschke

INSTRUMENT PREPARED BY:

Name: Larry & Maryann Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

This document is being re-recorded at the request of AmeriTitle to correct the legal description previously recorded as Instrument #2016-006842.

(Above reserved for official use only)

RETURN DEED TO:

Name: Larry & Maryann Paschke
Address: PO Box 827
Merrill, Oregon 97633

SEND TAX STATEMENTS TO:

Name: Larry & Maryann Paschke
Address: PO BOX 827
MERRILL, Oregon 97633

Title Order # [REDACTED]

Tax Parcel/APN # R-4110-00100-00400-000

Escrow # [REDACTED]

GENERAL WARRANTY DEED FOR OREGON

(Joint Tenants)

STATE OF OREGON
COUNTY OF KLAMATH COUNTY

DATE: January 03, 2016

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0, the receipt and sufficiency of which is hereby acknowledged, Larry & Maryann Paschke, ("Grantor") hereby conveys, sells, and grants to Tim Paschke, Denny Paschke, ("Grantees") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at 16685 Aderson Road, Merrill, Oregon 97633.

Legal Description: MAP: R-4110-00100-00400-000 CODE: 018 PROPERTY
DESCRIPTION: TWP 41 R4G 10, BLOCK SEC 1, TRACT SE4NE4 FOR SW4NE4

SEE EXHIBIT "A" ATTACHED HERETO



Maryann Paschke
Returned at Counter

LYN OF CANAL, ACRES 55.25

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantees and Grantees' heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Grantor 1: Larry & Maryann Paschke
Marital Status: Married
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantor 1's Spouse Name: Maryann
Paschke
Address: 16685 Anderson road
Merrill, Oregon 97633

Grantee 1: Tim Paschke
Marital Status: Married
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 1's Spouse Name: Chantel
Paschke
Address: 17350 Anderson Road
Merrill, Oregon 97633

Grantee 2: Denny Paschke
Marital Status: Not married
Address: 16811 Anderson Road
Merrill, Oregon 97633

Vesting Information / Property Interest: Joint tenancy, with rights of survivorship.

Signatures

Grantor signed, sealed, and delivered this General Warranty Deed to Grantees on 1-3-16 (date).

Grantor 1 (or authorized agent)

x/ Larry Paschke
Print Name: Larry Paschke
6/20/16
x/ Larry Paschke
Larry Paschke

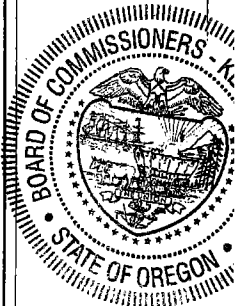
Grantor 1's Spouse (or authorized agent)

x/ Maryann Paschke acknowledging
receipt of sufficient consideration, hereby
waive and release all my rights, title, and
interest, if any, in the above Property unto
Grantee(s).

x/ Mary Ann Paschke
Print Name: Mary Ann Paschke
6/20/16
x/ Mary Ann Paschke
Mary Ann Paschke

Witnesses

On this the 3rd day of Jan, 20 16, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:



Chris McKoen Loralee McKoen

I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ Chris McKoen

Dated:

1/3/16

Print Name:

Chris McKoen

Address:

P.O. Box 52

Merrill, OR 97633

SECOND WITNESS

x/ Loralee McKoen

Dated:

1/3/2016

Print Name:

Loralee McKoen

Address:

PO Box 52

Merrill OR 97633

State of Oregon

County of Klamath County

Notary Public

STATE OF Oregon

COUNTY OF Klamath

On this the 20th day of June, 2016, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Chris McKoen Larry Paschke and Mary Ann Paschke

WITNESS my hand and official seal.

PRINT: Teresa May Miles

[Affix seal]



SIGN:

Teresa May Miles
NOTARY PUBLIC

My Commission Expires: 1/25/2020

K
L
A
M
A
T
H
C
O
U
N
T
Y



Instructions for Your General Warranty Deed

General Warranty Deeds are useful for transferring title to a buyer in a real estate transaction. As opposed to Quit Claim Deeds, which make no warranties, General Warranty Deeds make warranties to the buyer as to the status of the title. Basically, the seller, called the Grantor in the deed, is promising to the buyer, or Grantee, that the seller has proper title to the property and that no one will make a claim against the title later on.

Every deed should be recorded with the appropriate local office, usually called the County Recorder's Office or County Clerk's Office. As every county has its own specific filing requirements, we recommend contacting your local office to see if it requires any supplemental forms, whether it has any special requirements you need to complete, and also if you need help writing a proper legal description.

Final Steps:

- Leave all margins blank. Our General Warranty Deed sets the margin default sizes at 1 inch, except for the top of the first page, which is 3 inches to give extra space for official use only. Your local office will inform you whether you need to vary these sizes somewhat.
- Don't staple multiple pages together unless your local office specifically permits it.
- All signatures on the document must be originals — not copied, printed, or stamped.
- If the seller is conveying any part of the marital homestead, both spouses must sign.
- In most states, your General Warranty Deed will be considered effective and executed once it has been both signed by the Grantor(s) and also delivered and accepted by the Grantee. Note: **the Grantee normally does not need to sign;** however, in a few counties across the nation, the Grantee is also required to sign. Be sure to ask your local office if you think this might apply to you or you can simply have the Grantee sign it below the Grantor's signature anyway just to be safe. Although recording is not always required, it is highly recommended that you do record as soon as possible, because it will protect you from potential adverse claims to your title by other parties. Every person listed in the deed should receive a copy of the deed and the original should be recorded.




State of Oregon
County of Klamath

Hereby certify that instrument #2016-006842,
dated on 6/29/2016, consisting of 4 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: February 28th, 2023


Rochelle Long

Rochelle Long

EXHIBIT "A"

THE SE1/4 OF THE NE1/4 AND THAT PORTION OF THE N1/2 OF THE SW1/4 OF THE NE1/4 LYING NORTHERLY OF THE KLAMATH IRRIGATION DISTRICT CANAL IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED OCTOBER 13, 1908 IN VOLUME 25 AT PAGE 135, KLAMATH COUNTY DEED RECORDS.