

2008-015370

Klamath County, Oregon

After Recording Return to:  
JOHN D. KUPITZ and HEIDI M. KUPITZ  
1134 N 8TH STREET  
KLAMATH FALLS, OR. 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
JOHN D. KUPITZ and HEIDI M. KUPITZ  
SAME AS ABOVE



00056209200800153700020020

11/13/2008 02:24:13 PM

Fee: \$26.00

ATE 66274

**WARRANTY DEED**  
(INDIVIDUAL)

MARC SANTINI, herein called grantor, convey(s) to JOHN D. KUPITZ and HEIDI M. KUPITZ, <sup>tenants by the entirety</sup> ~~husband and wife~~, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See exhibit "A" attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$130,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated November 6, 2008.

  
MARC SANTINI

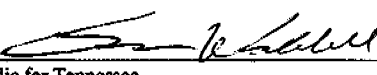
STATE OF TENNESSEE, County of Knox ss.

On November 10<sup>th</sup>, 2008 personally appeared the above named MARC SANTINI and acknowledged the foregoing instrument to be his voluntary act and deed.

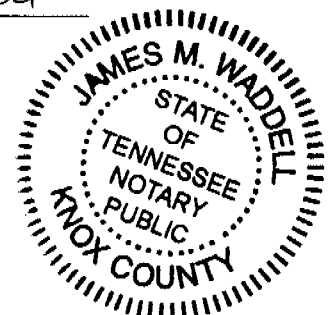
This document is filed at the request of:

  
Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66274MS

Before me:   
Notary Public for Tennessee  
My commission expires: 12/04/11

Official Seal



# 26 ATE

*Exhibit A*

The Northwestern one-half of Lots 1 and 2, Block 4, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 4, said First Addition and running thence Southeasterly along the Westerly line of Eighth Street 55 feet; thence Southwesterly and at right angles to Eighth Street, 104 feet, more or less, to the Westerly line of Lot 2, Block 4, said First Addition; thence Northwesterly along the Westerly line of said Lot 2, 55 feet, more or less, to the most Westerly corner of said Lot 2; thence Northeasterly along the Southerly line of Cook Street to the place of beginning.

CODE: 001 MAP: 3809-029CD TL: 08500 KEY: 367515