

1st 1995224 DMS



After recording return to:
Edward L Kemper and Aza L Kemper
2300 Iron Point Rd., #1012
Folsom, CA 95630

Until a change is requested all tax
statements shall be sent to the
following address:
Edward L Kemper and Aza L Kemper
2300 Iron Point Rd., #1012
Folsom, CA 95630

File No.: 7021-1995224 (DM)
Date: November 15, 2012

THIS SPACE RESERVED FOR RECORD

2012-014059
Klamath County, Oregon
12/18/2012 09:35:44 AM
Fee: \$42.00

STATUTORY WARRANTY DEED

Ruth L. Van Order, Trustee, or her successor in Trust, under the Van Order Loving Trust Dated March 29, 1995, and any amendments thereto., Grantor, conveys and warrants to **Edward L Kemper and Aza L Kemper as Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$91,500.00**. (Here comply with requirements of ORS 93.030)

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 17 day of December, 2012.

Ruth L. Van Order, Trustee, or her successor
in Trust, under the Van Order Loving Trust
Dated March 29, 1995, and any amendments
thereto.

John Van Order Successor Trustee
John Van Order, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of December, 2012
by **Ruth L. Van Order, Trustee, or her successor in Trust, under the Van Order Loving Trust**
Dated March 29, 1995, and any amendments thereto..



Dawn M. Markee

Notary Public for Oregon
My commission expires Jun 1, 2013