

2013-012083

Klamath County, Oregon

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

Kathleen M Kuper, Trustee successor
of the Loran D Poage, utd 05/09/06 &
Carolyn M Poage trust, utd 05/09/06

Grantor's Name and Address*

Anthony R Kuper & Kathleen M Kuper
Trustee of the Kuper Family trust
2648 SW 25th St Redmond, OR 97756

Grantee's Name and Address*

After recording, return to (Name and Address):

Anthony & Kathleen Kuper
2648 SW 25th Street
Redmond, OR 97756

Until requested otherwise, send all tax statements to (Name and Address):

Anthony & Kathleen Kuper
2648 SW 25th Street
Redmond, Or 97756

*ORS 205 requires the first page of a recorded document to show the names
and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for
Instrument to be Recorded, if you need additional space.



00144257201300120830010013

10/28/2013 09:09:21 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

Kathleen M Kuper, Trustee successor of the Loran D Poage & Carolyn M Poage trust, Grantor,
conveys and specially warrants to ^{utd 02/15/2009} Anthony R Kuper Kathleen M Kuper trustee of the Kuper family trust,
Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set
forth herein, situated in Klamath County, Oregon:
Lot 1 in Block 7 of second addition to Chiloquin, according to the official plat therefore
on file in the office of the county clerk of Klamath, County.

Commonly know as 216 Baker street, Chiloquin, OR

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state): none

The true consideration for this conveyance is \$0 (Here, comply with the requirements of ORS 93.030.)
P

DATED _____; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

Kathleen Marie Kuper, et al.

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 10/22/13
by Kathleen Kuper

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Christina Gochenour

Notary Public for Oregon
My commission expires July 5, 2014