



THIS SPACE RESERVED FOR R

2013-012800

Klamath County, Oregon

11/15/2013 01:07:05 PM

Fee: \$42.00

After recording return to:

Karen Namkung

15719 E. 4th Ave #102
Spokane Valley, WA 99037

Until a change is requested all tax statements
shall be sent to the following address:

Karen Namkung

15719 E. 4th Ave #102
Spokane Valley, WA 99037

Escrow No. SR150723TI

Title No. 150723

SWD r.020212

STATUTORY WARRANTY DEED

John H. Hoffman, doing business as Montemar Associates, an Assumed Business Name which
acquired title as Montemar Associates, LTD ,

Grantor(s), hereby convey and warrant to

Karen Namkung

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 14, Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

Recording of this deed is in fulfillment of the unrecorded Contract of Sale between the above parties

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 356135

3612-002A0-04800-000

The true and actual consideration for this conveyance is \$ 3,219.

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:

Return to:



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 8 day of NOVEMBER, 2013

John H. Hoffman, doing business as Montemar Associates,
an Assumed Business Name which acquired title as John H. Hoffman
Montemar Associates, LTD

BY: X John H. Hoffman
John H. Hoffman

State of Oregon
County of ~~DESCHUTES~~ FAUCON

This instrument was acknowledged before me on November 8th, 2013 by John H. Hoffman, doing business as Montemar Associates, an Assumed Business Name which acquired title as Montemar Associates, LTD and John H. Hoffman (individually).

Wendy L Feeley
(Notary Public for Oregon)

My commission expires May 17, 2015

