

2014-007561

Klamath County, Oregon

07/18/2014 02:36:41 PM

Fee: \$67.00



After recording return to:
Terri A Armstrong
5455 Havencrest Dr
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Terri A Armstrong
5455 Havencrest Dr
Klamath Falls, OR 97603

File No.: 7021-2267557 (LW)
Date: June 09, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dustin L. Siperek and John M. Siperek, Jr., and Linda Lee Siperek, Trustees of the John M. Siperek, Jr., and Linda Lee Siperek Living Trust, Grantor, conveys and warrants to **Terri A Armstrong**, 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:

Lot 8 in Block 10, TRACT 1152 - NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$206,000.00**. (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 14 day of July, 2014.

Dustin L. Siperek

Dustin L. Siperek and John M. Siperek, Jr.,
and Linda Lee Siperek, Trustees of the John
M. Siperek, Jr., and Linda Lee Siperek Living
Trust

John M. Siperek
John M. Siperek, Trustee

Linda Lee Siperek
Linda Lee Siperek, Trustee

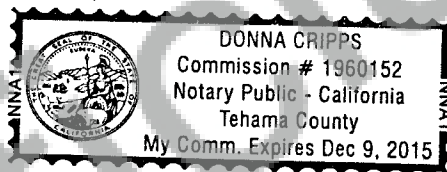
State of California)
County of Tehama)

On July 14, 2014, before me, Donna Cripps, a Notary Public, personally appeared JOHN M. SIPEREK---- who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Donna Cigno



Title of Document Warranty Deed

Date of Document July 14, 2014 No. of Pages _____

Other signatures not acknowledged _____

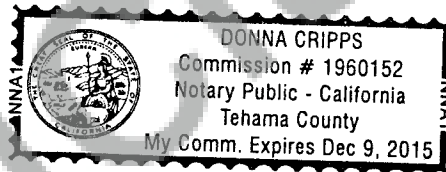
State of California)
County of Tehama)

On July 15, 2014, before me, Donna Cripps, a Notary Public, personally appeared LINDA LEE SIPEREK----- who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~are subscribed to the within instrument and acknowledged to me that he~~/she~~/they executed the same in his~~/her~~/their authorized capacity(ies), and that by his~~/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anna Cigna



Title of Document	Warranty Deed
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Date of Document July 14, 2014 No. of Pages _____

Other signatures not acknowledged

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 15 day of July, 2014.

Dustin L. Siperek

Dustin L. Siperek

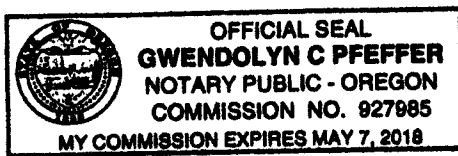
Dustin L. Siperek and John M. Siperek, Jr.,
and Linda Lee Siperek, Trustees of the John
M. Siperek, Jr., and Linda Lee Siperek Living
Trust


John M. Siperek, Trustee

Linda Lee Siperek, Trustee

STATE OF Oregon)
County of Multnomah)ss.

This instrument was acknowledged before me on this 15 day of July, 2014
by as of Dustin L. Siperek and ~~John M. Siperek, Jr.~~ and ~~Linda Lee Siperek~~, Trustees of the John M.
Siperek, Jr., and Linda Lee Siperek Living Trust, on behalf of the .




Notary Public for Oregon
My commission expires: May 7, 2018