



2016-006876
Klamath County, Oregon
06/29/2016 03:25:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan M. Hampson and Jessica L. Hampson
1728 Logan Street
Klamath Falls, OR 97603

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

Ryan M. Hampson and Jessica L. Hampson
1728 Logan Street
Klamath Falls, OR 97603
File No. 102059AM

STATUTORY WARRANTY DEED

Michael Nork and Bonnie Nork, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Ryan M. Hampson and Jessica L. Hampson, as Tenants by the Entirety,

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:

A parcel of land being a portion of Lots 5 and 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

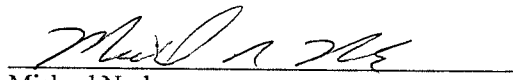
Beginning at a point on the Westerly right of way line of Logan Street from which point a 1/2" iron pin marking the Southeast corner of Lot 6, Vicory Acres, bears South 00° 38' 00" East 133.05 feet distant; thence South 89° 03' 30" West 100.00 feet; thence North 00° 38' 00" West 9.19 feet; thence South 89° 03' 30" West 20.00 feet; thence North 0° 38' 00" West 67.81 feet; thence North 89° 03' 30" East 16.67 feet; thence North 0° 38' 00" East 5.00 feet; thence North 89° 03' 30" East 103.33 feet to a point on the Westerly right of way line of Logan Street; thence along said right of way line South 00° 38' 00" East 82.00 feet to the point of beginning.

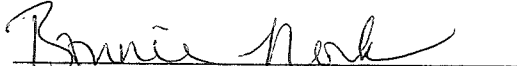
The true and actual consideration for this conveyance is \$170,000.00.

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:

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 28 day of JUNE, 2016.


Michael Nork


Bonnie Nork

State of Oregon } ss
County of Klamath }

On this 28 day of June, 2016, before me, Cherice F Treasure, a Notary Public in and for said state, personally appeared Michael Nork and Bonnie Nork, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/24/2020

