



After recording return to:  
Chris B. Nepstad  
32971 N Meadow Rd.  
Grayslake, IL 60030

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Chris B. Nepstad  
32971 N Meadow Rd.  
Grayslake, IL 60030

File No.: 7061-2631194 (KNQ)  
Date: April 07, 2016

**2016-007623**

**Klamath County, Oregon**

07/19/2016 11:25:49 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**First Mortgage Corporation**, Grantor, conveys and warrants to **Chris B. Nepstad**, 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:

**See Exhibit "A" attached hereto and made a part hereof**

**Subject to:**

1. Taxes for the fiscal year 2016-2017 a lien due, but not yet payable.
2. 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

File No.: 7061-2631194 (KNQ)

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<sup>th</sup> day of July, 2016.

First Mortgage Corporation

By: \_\_\_\_\_

Name: Pac Dong

Title: Executive Vice President

STATE OF California )

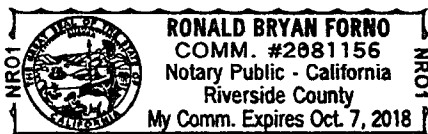
)ss.

County of San Bernardino )

This instrument was acknowledged before me on this 15 day of July, 2016  
by Pac Dong as Executive Vice President of First Mortgage Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Notary Public for California

My commission expires: 10-7-18



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 5 in Block 13 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.