

2016-009033

Klamath County, Oregon



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08/24/2016 03:32:44 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jason P. Kamperman and  
Michelle L. Kamperman  
63885 Scenic Drive  
Bend, OR 97703

GRANTEE'S NAME AND ADDRESS:

Justin T. Cunningham and  
Nikki S. Jackson, Husband and Wife  
P. O. Box 927  
Keno, OR 97627

SEND TAX STATEMENTS TO:

Justin T. Cunningham and  
Nikki S. Jackson  
P. O. Box 927  
Keno, OR 97627

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That JASON P. KAMPERMAN and MICHELLE L. KAMPERMAN, as tenants by the entirety**, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by **JUSTIN T. CUNNINGHAM and NIKKI S. JACKSON, as tenants by the entirety**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 32 in Block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Tax Account No.: 4008-006BD-01000-000; Key No.: 622188

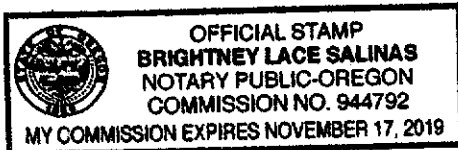
**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except the current year's taxes, a lien not yet due and payable, and those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$110,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of August, 2016.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



  
Jason P. Kamperman

  
Michelle L. Kamperman

STATE OF OREGON; County of Deschutes ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of August, 2016, by Jason P. Kamperman.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Deschutes ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17th day of August, 2016, by Michelle L. Kamperman.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

