



THIS SPACE RESER

**2017-002311**  
Klamath County, Oregon  
03/03/2017 03:40:01 PM  
Fee: \$52.00

After recording return to:

Fred C. Shulmire III and Justine V. Campbell

1433 N Alameda Avenue

Klamath Falls, OR 97601

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

Fred C. Shulmire III and Justine V. Campbell

1433 N Alameda Avenue

Klamath Falls, OR 97601

File No. 129257AM

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### STATUTORY WARRANTY DEED

**Douglas L. Bakke and Kathleen M. Bakke, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Fred C. Shulmire III and Justine V. Campbell 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:

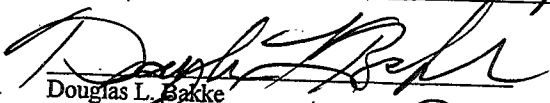
**Lots 1 and 2 in Block 11 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

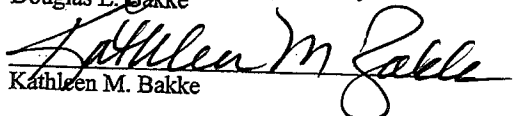
The true and actual consideration for this conveyance is **\$118,000.00**.

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<sup>th</sup> day of February, 2017

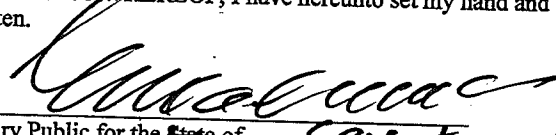
  
Douglas L. Bakke

  
Kathleen M. Bakke

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

Clive Arthur Patterson  
Notary Public  
Kaitiaia  
New Zealand

On this 28<sup>th</sup> day of February, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Douglas L. Bakke and Kathleen M. Bakke, 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 Country of New Zealand  
Residing at: Kaitiaia New Zealand  
Commission Expires: is for life




U. S. Department of State  
**GENERAL AUTHENTICATION CERTIFICATE**

**VENUE**

\_\_\_\_\_  
New Zealand  
Country  
-----  
\_\_\_\_\_  
State, Province, etc.  
\_\_\_\_\_  
Auckland  
City  
\_\_\_\_\_  
Consulate General of the U.S.A  
Name of Consular Post

I certify that the official named below, whose true signature and official seal are, respectively, subscribed and affixed to the annexed document, was, on this day, empowered to act in the official capacity designated in the annexed document, to which faith and credit are due.

\_\_\_\_\_  
Clive Arthur Patterson  
Typed Name of Affiant  
\_\_\_\_\_  
  
Signature of Consular Officer  
\_\_\_\_\_  
Cavan E. Fabris  
Typed Name of Consular Officer  
\_\_\_\_\_  
Vice Consul  
Title of Consular Officer  
\_\_\_\_\_  
03-02-2017  
Date (mm-dd-yyyy)

