

2017-005358

Klamath County, Oregon



00203769201700053580050056

05/16/2017 10:39:22 AM

Fee: \$82.00

RECORDING REQUESTED BY:

Shawn Howe

INSTRUMENT PREPARED BY:

Gary Cupit  
11578 Youngstown Rd  
Turlock, California 95380

(Above reserved for official use only)

RETURN DEED TO:

Shawn Howe  
7808 Hilyard Ave  
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

Shawn Howe  
7808 Hilyard Ave  
Klamath Falls, Oregon 97603

Tax Parcel/APN # R885016

**GENERAL WARRANTY DEED FOR OREGON**

STATE OF OREGON

DATE: 04/21/2017

COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENT THAT, for and in consideration of the sum of \$31,359.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby conveys, sells, and grants to the below-named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's rights, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 7812 Hilyard Ave, Klamath Falls, Klamath County, Oregon 97603 (the "**Property**").

Legal Description: Parcel 3 of Land Partition 21-98 situated in the NW1/4 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Each Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend each Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Subject to the following encumbrances or other restrictions: 1. The property lies within and is subject to the levies and assessments of the Klamath Basin Improvement District. 2. Agreement for Exclusion from Klamath Basin Improvement District and Release of Water and Drainage Rights, including the terms and provisions thereof, Dated: November 30, 2016 Recorded: December 15, 2016 Instrument No.: 2016-013336 3. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith. 4. Special Assessment disclosed by the Klamath tax rolls: For: Klamath County Drainage District 5. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways. 6. Agreement and Release, including the terms and provisions thereof, Recorded: April 7, 1993 Instrument No.: M93, page 7093 7. Agreement and Release, including the terms and provisions thereof, Recorded: April 7, 1993 Instrument No.: M93, page 7095 File No. 155454AM Page 3 7. Agreement and Release, including the terms and provisions thereof, Recorded: May 10, 1993 Instrument No.: M93, page 10318 9. Restrictions and easements as shown on the official plat of said Land Partition 21-98. 10. Access Easement as shown on the official plat of said Land Partition 21-98. 11. The provisions contained in Warranty Deed, Recorded: April 30, 2002, Instrument No.: M02, page 25725

Grantor: Gary Cupit  
Marital Status: Married  
Address: 11578 Youngstown Rd  
Turlock, California 95380

Gary Cupit's Spouse: Lori Cupit  
Address: 11578 Youngstown Rd  
Turlock, California 95380

#### **Grantees**

Grantee: Shawn Howe  
Marital Status: Married  
Address: 7808 Hilyard Ave  
Klamath Falls, Oregon 97603

Shawn Howe's Spouse: Lynda Howe  
Address: 7808 Hilyard Ave  
Klamath Falls, Oregon 97603

Grantee: Lynda Howe  
Marital Status: Married  
Address: 7808 Hilyard Ave  
Klamath Falls, Oregon 97603

Lynda Howe's Spouse: Shawn Howe  
Address: 7808 Hilyard Ave  
Klamath Falls, Oregon 97603

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

#### **Signatures**

Grantor signed, sealed, and delivered this General Warranty Deed to Grantee on



**Notary Public**

STATE OF OREGON

COUNTY OF                     

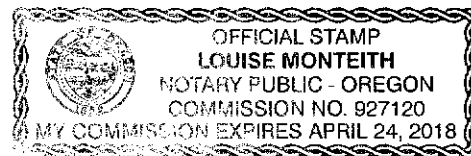
On this the 21<sup>st</sup> day of April, 2017, the foregoing GENERAL WARRANTY DEED,  
entered into as of 04/21/17, was sworn to and acknowledged before me by the following  
person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within  
the instrument:

Gary Cupit

(names of signatories).

WITNESS my hand and official seal.

PRINT: Louise Monteith [Affix seal]



SIGN: Louise Monteith My Commission Expires: April 24, 2018  
NOTARY PUBLIC

Grantor (or authorized agent)  
Signed: *Lori Cupit*  
Print Name: *Lori Cupit*

Grantor's Spouse (or authorized agent)  
I, Lori Cupit, acknowledging receipt of  
sufficient consideration, hereby waive and  
release all my rights, title, and interest, if any,  
in the above Property unto Grantee.  
Signed: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Grantor (or authorized agent) ~  
Signed: Gary Cupit  
Print Name: Gary Cupit

Grantor's Spouse (or authorized agent)  
I, Lori Cupit, acknowledging receipt of  
sufficient consideration, hereby waive and  
release all my rights, title, and interest, if any,  
in the above Property unto Grantee  
Signed: Lori Cupit  
Print Name: Lori R. Cupit