



THIS SPACE RESERVED FOR R

2017-007624

Klamath County, Oregon

07/07/2017 03:03:00 PM

Fee: \$47.00

After recording return to:  
Ronda Hatfield Keppinger  
1800 Portland Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Ronda Hatfield Keppinger  
1800 Portland Street  
Klamath Falls, OR 97601  
File No. 171716AM

### STATUTORY WARRANTY DEED

**Jardase, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Ronda Hatfield Keppinger,**

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:

**The following described real property situated in Klamath County, Oregon, more particularly described as  
follows:**

**The Northerly 80 feet of Lot 13 in Block 28 of Hot Springs Addition to the City of Klamath Falls, Klamath  
County, Oregon, described as follows:**

**Beginning at the Northwest corner of said Lot 13 on the Southerly line of Portland Street; thence Easterly  
along said line of Portland Street, 39.75 feet, more or less, to the Northeasterly corner of said Lot 13; thence  
Southerly along the Easterly line of said Lot 13, a distance of 80 feet; thence Westerly and parallel with  
Portland Street, 39.75 feet, more or less, to the Easterly line of Dolores Street, thence Northerly along the  
Easterly line of Dolores Street, 80 feet to the point of beginning, said property being situated in Klamath  
County, Oregon;**

**ALSO:**

**The Northerly 45 feet of the Southerly 90 feet of Lot 13 in Block 28 of Hot Springs Addition to the City of  
Klamath falls, Oregon.**

The true and actual consideration for this conveyance is **\$120,000.00.**

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 3 day of ~~June~~ <sup>July</sup>, 2017.

Jardase, LLC, an Oregon Limited Liability Company

By: [Signature]  
Terry R. Etters, Member

State of Oregon} ss  
County of Klamath}

On this 3 day of July, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Terry R. Etters known or identified to me to be the Managing Member in the Limited Liability Company known as Jardase, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa B Bland  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: April 20, 2018

