



THIS SPACE RESERVED FOR R

2017-007894
Klamath County, Oregon
07/14/2017 03:31:00 PM
Fee: \$47.00

After recording return to:
J.K. Development Co., an Oregon Corporation
6640 Keller Road
Klamath Falls, OR 97603

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

J.K. Development Co., an Oregon Corporation
6640 Keller Road
Klamath Falls, OR 97603
File No. 177111AM

STATUTORY WARRANTY DEED

Keller/Hoppe Joint Venture, a Partnership,

Grantor(s), hereby convey and warrant to

J.K. Development Co., an Oregon Corporation,

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:

**A Parcel situated in the SE1/4 NW1/4 and NE1/4 SW1/4 of Section 12, Township 39 South, Range 9 East of
the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest Corner of "Tract 1458, Thirteenth Addition to Sunset Village," said point also
being on the East line of "Tract 1112, Eight Addition to Sunset Village;" thence along the boundary of said
"Tract 1112," North 345.00 feet and North 01° 54' 33" West 85.05 feet to a point on the boundary of "Tract
1108, Seventh Addition to Sunset Village;" thence, along the boundary of said "Tract 1108" the following
courses, East 15.00 feet, South 01° 54' 33" East 15.01 feet, East 180.07 feet and South 68° 57' 47" East 72.76
feet to a point on the boundary of "Tract 1341, Eleventh Addition to Sunset Village;" thence , along the
boundary of said "Tract 1341," South 66° 38' 00" East 65.77 feet and East 20.61 feet; thence, leaving said
boundary, South 347.79 feet; thence West 44.63 feet to the Northeast corner of said "Tract 1458;" Thence
along the boundary of said "tract 1458" the following courses, West 157.00 feet, South 15.00 feet and West
140.00 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$123,600.00**.

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.

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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 14th day of July, 2017.

Keller/Hoppe Joint Venture, a Partnership,

By: Stephen J. Keller
Stephen J. Keller, Partner

By: Rebecca Ann Hoppe
Rebecca Ann Hoppe, Partner

State of Oregon } ss
County of Klamath }

On this 14th day of July, 2017, before me, Twila Pellegrino - a Notary Public in and for said state, personally appeared Stephen J. Keller, Member and Rebecca Ann Hoppe, Member of Keller/Hoppe Joint Venture, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

