



THIS SPACE RESERVED FOR R

**2017-008186**  
**Klamath County, Oregon**  
07/21/2017 03:06:00 PM  
Fee: \$47.00

After recording return to:

Compass Rose LLC

5241 Shasta Way

Klamath Falls, OR 97603

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

Compass Rose LLC

5241 Shasta Way

Klamath Falls, OR 97603

File No. 178082AM

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### STATUTORY WARRANTY DEED

**Joseph L. Hampton and Vicki Hampton, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Compass Rose LLC, an Oregon Limited Liability Company,**

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 Southwesterly 220 feet of a tract of land situated in the E1/2 NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the East line of the E1/2 NW1/4 of said Section 31, said point being Southerly a distance of 324 feet from the Northeast corner of the SE1/4 NW1/4 of said Section 31; thence Northwesterly along the Northeasterly line of that tract of land described in Book 323 at Page 376, Deed Records of Klamath County, Oregon, a distance of 63 feet to the most Northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northerly boundary of the county road; thence Northwesterly along the county road boundary a distance of 198 feet; thence Northeasterly at right angles to said county road to the East line of the E1/2 NW1/4 of said Section 31; thence Southerly along the East line of the E1/2 NW1/4 of said Section 31 to the point of beginning.**

The true and actual consideration for this conveyance is \$102,000.00.

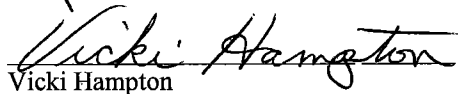
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**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 21st day of July, 2017.


  
Joseph L. Hampton

  
Vicki Hampton

State of OR } ss  
County of Klamath }

On this 21st day of July, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Joseph L. Hampton and Vicki Hampton, 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 OR  
Residing at: Klamath Co.  
Commission Expires: 9-8-17

