

**RECORDING COVER SHEET** PER ORS 205.234  
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2017-009199**  
**Klamath County, Oregon**  
08/15/2017 10:24:00 AM  
Fee: \$62.00

**FA/2496357/ACCOM**

**RECORDING REQUESTED BY AND RETURN TO:**

**First American Title  
1225 Crater Lake Ave  
Medford OR 97504**

**1. Title of Document: (ORS 205.234a)**

**STATUTORY WARRANTY DEED**

**2. Grantor(s): (ORS 205.160)**

**KATHERINE TOMLINSON AND JAMES WILLIAMS**

**3. Grantee(s): (ORS 205.1251a and 205.160)**

**GALE TEPPER AND KATHRYN TEPPER**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

**\$50,000.00**

**6. SEND TAX STATEMENTS TO: No Change**

**No Change**

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to: CORRECT LEGAL DESCRIPTION**

2015-009747  
Klamath County, Oregon  
09/01/2015 02:14:15 PM  
Fee: \$52.00



After recording return to:  
Gale Tepper and Kathryn Tepper  
1216 E. 9th Street  
Medford, OR 97504

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gale Tepper and Kathryn Tepper  
1216 E. 9th Street  
Medford, OR 97504

File No.: 7151-2496357 (KAF)  
Date: July 28, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Katherine Tomlinson and James Williams, Grantor, conveys and warrants to Gale Tepper and Kathryn Tepper, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 40 and Lot 41, FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. The **2015-2016** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

Page 1 of 3

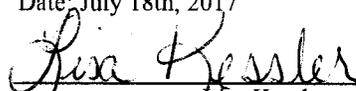


State of Oregon  
County of Klamath

I hereby certify that instrument #2015-009747,  
recorded on 9/1/2015, consisting of 3 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: July 18th, 2017

  
\_\_\_\_\_  
Lisa Kessler

2

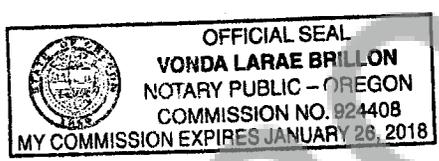
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 August, 2015.

Katherine Tomlinson  
Katherine Tomlinson

STATE OF Oregon )  
County of Winn )ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of August, 2015 by **Katherine Tomlinson**.



Vonda Brillon  
Notary Public for Oregon  
My commission expires: 1-26-18

UNOFFICIAL COPY

3

APN: R311601

Statutory Warranty Deed  
- continued

File No.: 7151-2496357 (KAF)

James Williams  
James Williams

STATE OF Oregon )

County of Klamath )ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of Aug, 20 15  
by **James Williams**.

MS



Notary Public for Oregon

My commission expires: 12/3/18

Unofficial Copy

CORRECTED  
**Exhibit "A"**

**Lots 20, 40 and 41, FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Unofficial  
Copy