

2017-012930

Klamath County, Oregon

Mail Recorded Documents to:

Hans D. Krupp & Steven R. Krupp

P.O. Box 101

Weimar, California 95736

and Tax Statements

Tax Assessor's Account No. R139344



00213079201700129300010010

11/09/2017 11:10:40 AM

Fee: \$42.00

WARRANTY DEED

(Individual to Individual)

Grantor Hans D. Krupp, does hereby grant, bargain, sell and convey, and warrant unto Hans D. Krupp, a single man, and Steven Ray Krupp, a single man, as Joint Tenants, with the Right of Survivorship, Grantees, the following lands and property, together with all improvements located thereon situated in La Pine, in the County of Klamath, State of Oregon, to wit:

Legal Description:

Lot 59, Block 1, SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrances caused or created by the Lot Vendee.

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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. 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, THIS PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THAT 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.

SUBJECT to all easements, right-of-way, protective covenants mineral reservations of record, if any.

Taxes for tax year 2017 shall be prorated between Grantor and Grantee on date selected by the Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 12th day of October, 2017.

Hans D. Krupp
HANS D. KRUPP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sutter)

On October 12, 2017, before me CANDY HILL, Notary Public personally appeared HANS D. KRUPP who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and seal.

Candy Hill
Notary Public Signature

