



2018-001552

Klamath County, Oregon

02/08/2018 10:14:01 AM

Fee: \$52.00

After Recording Return To:
KTJ LaPine, LLC an Oregon LLC
P.O. Box 1758
Eugene, OR 97440

Until Requested Otherwise, Send All Tax Statements To:
KTJ LaPine, LLC an Oregon LLC
Same as above

Order No.: 5512003513
APN No.: R136338

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

John Kujava and Alene A. Kujava, as Tenants by the Entirety, Grantor, conveys and warrants to KTJ LaPine, LLC an Oregon limited liability company, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$138,226.01.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 5th day of February, 2018.

John Kujava
John Kujava

Alene A. Kujava
Alene A. Kujava

STATE OF OREGON
County of Douglas

This instrument was acknowledged before me on this 5th day of February, 2018 by John Kujava and Alene A. Kujava.

[Signature]

Notary Public for Oregon
My Commission Expires: 10/8/21



EXHIBIT A

Lot 2 in Block 5 of Tract No. 1001, Second Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Exceptions:

1. Restrictions as shown on the official plat of said land.
2. Building setback as shown on the official plat of said land.
3. Public utility easement as shown on the official plat of said land.