



2020-013370  
Klamath County, Oregon  
10/16/2020 02:27:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Spencer Lodge  
1134 N 8th St.  
Klamath Falls, OR 97601

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

Spencer Lodge  
1134 N 8th St.  
Klamath Falls, OR 97601  
File No. 400436AM

## STATUTORY WARRANTY DEED

**John D. Kupitz and Heidi M. Kupitz, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Spencer Lodge,**

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:

### PARCEL 1

**The Northwesterly one-half of Lot 3 in Block 4 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; said premises being more particularly described as follows:**

**Beginning at the most Northerly corner of said Lot 3; thence Southeasterly along the line between said Lot 3 and Lot 2 of said Block 4, a distance of 55 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 3, a distance of 52 feet to the Southwesterly line of said Lot 3; thence Northwesterly along the line between said Lot 3 and Lot 4 of said Block 4, a distance of 55 feet to the most Northerly corner of said Lot 4; thence Northeasterly along the Northwesterly line of said Lot 3, a distance of 52 feet to the point of beginning.**

### PARCEL 2

**The Northwesterly one-half of Lots 1 and 2, Block 4, of FIRST ADDITION TO KLAMATH FALLS, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most Northerly corner of Lot 1, Block 4 said First Addition and running thence Southeasterly along the Westerly line of Eight Street 55 feet; thence Southwesterly and at right angles to Eight Street; 104 feet more or less to the Westerly line of Lot Numbered 2, Block Numbered 4 said First Addition; thence Northwesterly along the Westerly line of said Lot Numbered 2, 55 feet more or less to the most Westerly corner of said Lot Numbered 2; thence Northeasterly along the Southerly line of Cook Street to the place of beginning.**

The true and actual consideration for this conveyance is \$182,900.00.

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:

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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 15 day of Oct. 2020

John D. Kupitz  
John D. Kupitz

Heidi M. Kupitz  
Heidi M. Kupitz

State of Oregon } ss  
County of Klamath }

On this 15 day of October, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared John D. Kupitz and Heidi M. Kupitz, 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.

Heather Sciurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

