



THIS SPACE RESERVED FOR

**2020-016466**

**Klamath County, Oregon**

12/17/2020 01:34:01 PM

Fee: \$87.00

After recording return to:

Joseph Stanley Wilkinson

3414 Hilyard Ave.

Klamath Falls, OR 97603

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

Joseph Stanley Wilkinson

3414 Hilyard Ave.

Klamath Falls, OR 97603

File No. 419092AM

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### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Joseph Stanley Wilkinson,**

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 Easterly 66 feet of the Westerly 136 feet of Lots 1 and 2, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded June 11, 2001 in Volume M01, page 33684, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$162,500.00.

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:

87

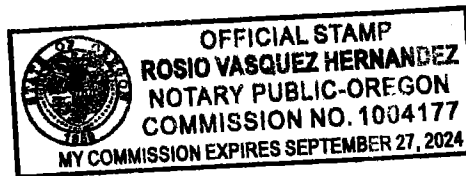
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16<sup>th</sup> day of December, 2020.

Compass Rose LLC

By: 

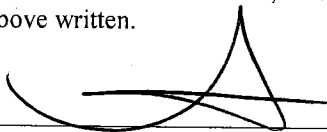
Dan Morehouse, Manager



State of Oregon} ss.  
County of Klamath}

On this 16<sup>th</sup> day of December, 2020, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared **Dan Morehouse, Manager** known or identified to me to be the partner(s) of the Compass Rose, LLC Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

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 Oregon  
Residing at: Klamath county  
Commission Expires: Sept 27, 2024