



2021-001319

Klamath County, Oregon

01/28/2021 01:23:01 PM

Fee: \$82.00

TITLE NO. 43699AM
ESCROW NO. VP21-0007 AJB
TAX ACCT. NO. 166670
MAP/TAX LOT NO. 2607-001D0-11500

GRANTOR

KYUNG JA KIM and YUN HI KIM

GRANTEE

NATHAN STAPLETON
3505 Commercial Avenue
Springfield, OR 97478

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

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

KYUNG JA KIM and YUN HI KIM, not as tenants in common, but with the right of survivorship, Grantor,
conveys and warrants to
NATHAN STAPLETON, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 13, in Block 10 of Tract 1122, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$55,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336),
195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation)
TO 195.336 (Compensation and Conservation Fund) 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 (Definitions
for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY
OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND
195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and
Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

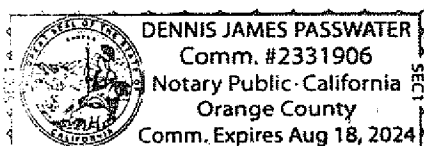
Dated this 26th day of January, 2021.

Kyung Ja Kim
KYUNG JA KIM

Yun Hi Kim
YUN HI KIM

State of Cal
County of Orange

This instrument was acknowledged before me on 01-26, 2021 by KYUNG JA KIM and YUN
HI KIM.



Dennis James Passwater
(Notary Public for Cal)
My commission expires 08-18-2024