



THIS SPACE RESERVED FOR

2021-006320

Klamath County, Oregon

04/22/2021 08:35:00 AM

Fee: \$87.00

After recording return to:

Jack Coumas

60237 Faugarwee Cir

Bend, OR 97702

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

Jack Coumas

60237 Faugarwee Cir

Bend, OR 97702

File No. 449911AM

STATUTORY WARRANTY DEED

LPG Real Estate, LLC,

Grantor(s), hereby convey and warrant to

Jack Coumas,

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 2 of Land Partition 18-16, a replat of Parcel 3 of Land Partition 81-24 in the NE1/4 Section 18 and the NW1/4 Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and recorded November 11, 2017 as 2017-013484

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-018A0-02203

The true and actual consideration for this conveyance is \$89,000.00.

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:

Return To:



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 20th day of APRIL, 2021.

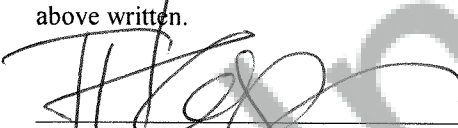
LPG Real Estate, LLC


Fred Goetzke, Member

State of Oregon } ss
County of Deschutes }

On this 20th day of April, 2021, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Fred Goetzke, Member of LPG Real Estate, LLC, 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.


Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 4/5/2025

