

2021-006780

Klamath County, Oregon

04/30/2021 12:36:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Home BASE Properties, LLC
935 Oak Timber Drive
Onalaska, WI 54650

WARRANTY DEED

THE GRANTOR(S),

- Paul D. Hamer and Pauline R. Hamer, tenants by the entirety, 3275
PENNSYLVANIA AVE #133, DUBUQUE, IA 52001,

for and in consideration of: \$6027 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Home BASE Properties, LLC, a Wisconsin limited Limited Liability
Company with an address of 935 Oak Timber Drive, Onalaska, Wisconsin
54650,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

LEGAL DESCRIPTION: LOT 12, BLOCK 16, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

APN: 3711-021C0-00200

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 4/29-2021

Paul D. Hamer

Paul D. Hamer
3275 PENNSYLVANIA AVE #133, DUBUQUE, IA
52001

Grantor Signatures:

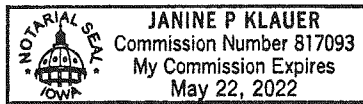
DATED: 4/29-2021

Pauline R. Hamer

Pauline R. Hamer

STATE OF Iowa
COUNTY OF Dubuque, ss:

This instrument was acknowledged before me on this 29 day of April,
2021 by Paul D. Hamer and Pauline R. Hamer, tenants by the entirety.



Janine P. Klauer

Notary Public

Signature of person taking
acknowledgment

On Site Branch Manager DB+T

Title (and Rank)

My commission expires May 22, 2022