

**2021-010422**

**Klamath County, Oregon**

07/02/2021 03:13:00 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Wayne D. Stouffer and Sandra Lee Stouffer  
8936 Prairie Dog Drive  
Bonanza, OR 97623

**WARRANTY DEED**

THE GRANTOR(S),  
- Home BASE Properties, LLC, a Wisconsin Limited Liability  
Company with a tax mailing address of 935 Oak Timber Drive, Onalaska,  
Wisconsin 54650,

for and in consideration of: \$18000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Wayne D. Stouffer and Sandra Lee Stouffer, as Joint Tenants with Rights of  
Survivorship, with a tax mailing address of 8936 Prairie Dog Drive, Bonanza, OR  
97623,

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

See Appendix A

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:**

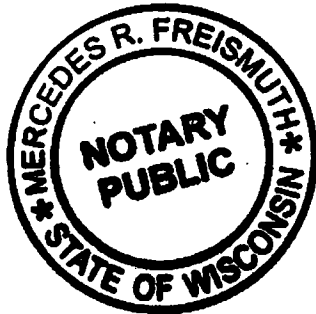
DATED: 7/2/2021

Scott Bossman

Scott Bossman, Member/Manager  
Home BASE Properties, LLC  
935 Oak Timber Drive  
Onalaska, WI 54650

STATE OF WISCONSIN  
COUNTY OF LA CROSSE, ss:

This instrument was acknowledged before me on this 2<sup>nd</sup> day of JULY,  
2021 by Scott Bossman, Member/Manager Home BASE Properties, LLC.



Mercedes R. Freismuth

Notary Public

Signature of person taking  
acknowledgment

Financial Service Rep.

Title (and Rank)

My commission expires 04/30/2024

**APPENDIX A**

<b>APN</b>	<b>Legal Description</b>
3811-004B0-2400	<p>LOT 9 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.</p> <p>EXCEPTING THEREFROM, THOSE PORTIONS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEEDS RECORDED JUNE 4, 2013, AS INSTRUMENT NO.s 2013-006295 AND 2013-006296.</p>
3811-004B0-02000	<p>LOT 5 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.</p> <p>EXCEPTING THEREFROM, THOSE PORTIONS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEEDS RECORDED JUNE 4, 2013, AS INSTRUMENT NO.s 2013-006295 AND 2013-006296.</p>