

2023-004464

Klamath County, Oregon



00315675202300044640060067

06/12/2023 11:58:04 AM

Fee: \$107.00

After recording, return to:

WP RE Ventures 1 LLC  
166 W. Washington St Suite 730  
Chicago, IL 60602

Until a change is requested,  
All tax statements should be sent to:

WP RE Ventures 1 LLC  
166 W. Washington St Suite 730  
Chicago, IL 60602

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**Special Warranty Deed**  
Under ORS 93.855

The Grantor, John Paul Cupp and Braunwyn Myatte Mathews, as Tenants by the Entirety, conveys and specially warrants to the Grantee, WP RE Ventures 1 LLC, an Illinois Limited Liability Company, the following described real properties situated in Klamath County, Oregon:

Tax Assessor's Account No. R464250.

Lot 4, Block 43, 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, Klamath County, Oregon.

The true actual consideration for this conveyance is: \$4,000.00

This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.


2 of 1

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: 6/3/23

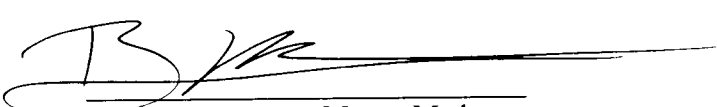
\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Witness:

  
Sherri Lynn Zucker

Signed in Counterpart

Grantor: John Paul Cupp

  
Grantor: Braunwyn Myatte Mathews

### Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

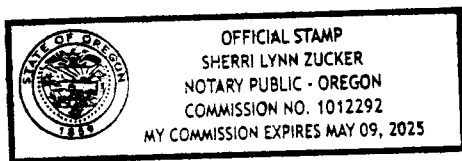
State of Oregon  
County of Klamath

On June 3rd 2023 before me, Sherri Lynn Zucker, <sup>Notary Public,</sup>  
insert name and title of the officer), personally appeared Braunwyn Myatte Mathews

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ <sup>SL3 Oregon</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



  
Notary Public

My commission expires: 05/09/2025

Sherri Lynn Zucker  
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
John Paul Cupp and Braunwyn Myatte Mathews	WP RE Ventures 1 LLC
2333 SE 130th Ave	166 W. Washington St Suite 730
Portland, OR 97233	Chicago, IL 60602

After recording, return to:

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166 W. Washington St Suite 730  
Chicago, IL 60602

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**Special Warranty Deed**  
Under ORS 93.855

2020  
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This Conveyance is made subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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: 6-3-23

  
Witness:

  
Grantor: John Paul Cupp

\_\_\_\_\_  
Witness:

Signed-in-Counterpart  
Grantor: Braunwyn Myatte Mathews

### Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida  
County of Bay

On this 3rd day of June, 2023 before me, Brice M. Benes - Notary Public (here insert name and title of the officer), personally appeared \_\_\_\_\_

John Paul Cupp

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



  
\_\_\_\_\_  
Notary Public

My commission expires: August 12,  
2023

Brice M. Benes  
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
John Paul Cupp and Braunwyn Myatte Mathews	WP RE Ventures 1 LLC
2333 SE 130th Ave	166 W. Washington St Suite 730
Portland, OR 97233	Chicago, IL 60602