



2023-008563

Klamath County, Oregon

10/02/2023 01:44:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Kamperman and Erin Maher-Kamperman

32227 Rivers Dr

Chiloquin, OR 97624

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

Robert Kamperman and Erin Maher-Kamperman

32227 Rivers Dr

Chiloquin, OR 97624

File No. 605549AM

STATUTORY WARRANTY DEED

Aric Hodges and Karen Hodges, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert Kamperman and Erin Maher-Kamperman, as Tenants by the Entirety,

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:

A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of Government Lot 16, said point being the initial point of RIVER'S BEND SUBDIVISION according to the recorded plat thereof; thence Southerly along the Easterly boundary of RIVER'S BEND SUBDIVISION to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South 89°50'15" East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North 0°19'00" West 2274.21 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$545,000.00.

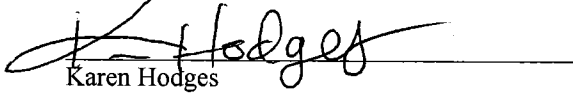
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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.

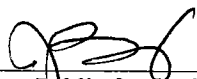
Dated this 26 day of September, 2023


Aric Hodges


Karen Hodges

State of Oregon } ss
County of Klamath

On this 26 day of September, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Aric Hodges and Karen Hodges, 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: Klamath County
Commission Expires: 9/19/2026

