

2023-010872

Klamath County, Oregon



00323287202300108720040044

12/20/2023 01:25:49 PM

Fee: \$97.00

After recording, return to:

Frank Caputo
3520 SW Tadena St
Albany, OR 97321

Until a change is requested,

all tax statements should be sent to:

Frank Caputo
3520 SW Tadena St
Albany, OR 97321

WARRANTY DEED

Under ORS 93.850

The grantor,

Frank Caputo

for the true and actual consideration of Fulfillment Deed

Fulfillment Deed

CONVEYS AND WARRANTS to the grantee,

Glenn A. Hubert and Lynette A. Hubert, Husband and Wife as to an undivided

1/3 interest, Barry L. Ohling and Tina M. Ohling, Husband and Wife as to an

undivided 1/3 interest and William P. Lilja and Kristie A. Lilja, Husband and

Wife as to an undivided 1/3 interest all together comprising their collective 1/2

undivided interest

the following described real property, free of encumbrances, except as specifically

set forth herein:

See Legal Description Exhibit "A" Attached

Parcel ID: APN 2407-018D-04800 and 2407-018D0-00400

And commonly known as: 139964 Pine Creel Lp Crescent Lake, OR 97733

Source of Title:

This Warranty Deed is intended to convey my 1/2 undivided interest and fulfill the Memorandum of Contact as previously recorded as Memorandum of Contract instrument No. Vol M90 and Page 24734 in the office of the County Clerk, Klamath County, Oregon.

This conveyance is made subject to:

N/A

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 18 day of December, 2023, in the presence of:

Frank Caputo

Signature
Frank Caputo
Print Name
Individual
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Marion

On this 18 day of December, 2023, before me, Notary Public in and for said state, personally appeared Frank Caputo

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me that freely executed the same.

Signature: Shirley Sherman
Print Name: Shirley Sherman
Title: Notary Public
My Commission Expires: 11-28-2027

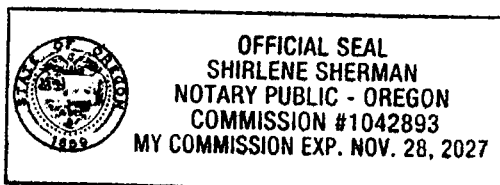


Exhibit A

Lot 4 in Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon; thence North 89 degrees 41 minutes 20 seconds West 180.85 feet to the Southwest corner of said Lot 4; thence South 0 degrees 18 minutes 40 seconds West 100 feet, more or less, to a point on a line 5.0 feet Northerly on the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of section 18, Township 24 South, Range 7, E.W.M.; thence North 1 degree 03 minutes 43 seconds East 70 feet, more or less, to the point of beginning.