

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00323363202300109360060067

12/22/2023 11:49:19 AM

Fee: \$107.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Frank Caputo

Address: 3520 SW Takena St

City, ST Zip: Albany, OR 97321

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Frank Caputo

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: 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

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Frank Caputo

Address: 3520 SW Takena St

City, ST Zip: Albany, OR 97321

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: APN 2407-018D0-04800 and 2407-018D0-00400

****Rerecorded at the request of the grantor to correct the legal description previously recorded as 2023-10872****

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 thru freely executed the same.

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

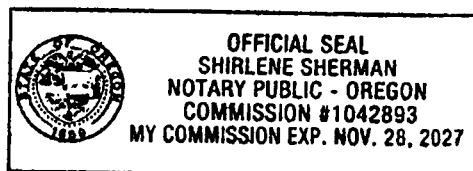
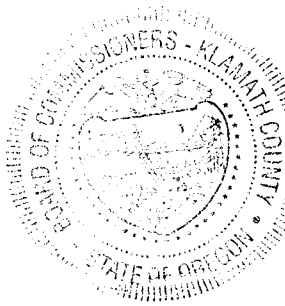


Exhibit A

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.



**State of Oregon
County of Klamath**

I hereby certify that instrument #2023-010872, recorded on 12/20/2023, consisting of 4 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 22nd, 2023

Rochelle Long

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 200 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.