

2024-001818

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00325902202400018180030030

03/11/2024 11:38:01 AM

Fee: \$92.00

*This space reserved for use by
Recording Office*

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Andrew W. Sprauer

PO Box 12814

Salem OR 97309

1. TITLES(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

CORRECTION DEED WARRANTY DEED

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

THE WHISKEY CREEK LAND COMPANY, LLC, GRANTOR

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

BRUCE S. TOPHAM AND VIRGINIA A. TOPHAM, CO-TRUSTEES OF THE TOPHAM FAMILY TRUST DATED

APRIL 28, 2011 GRANTEES

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ ☒ Other Value ☐ Other PropertyOther value/property is **Whole** ☐ or **Part** ☐ of the consideration**5. SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

NO CHANGE

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation**imposed by the order or warrant:** ORS 205.234(1)(f)

\$

8. If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of GRANTOR

to correct NAMES OF GRANTEES

previously recorded in

Book/Volume _____ and Page _____, or as Fee Number 2024-001607.

2024-001607

Klamath County, Oregon



03/01/2024 10:50:44 AM

Fee: \$87.00

WARRANTY DEED

The Whiskey Creek Land Company, LLC, an Oregon limited liability company, Grantor, and Virginia A. Topham
conveys and warrants to Bruce S. Topham/Co-Trustee of the Topham Family Trust dated April 28, 2011, Grantee, the following described real property, free of any encumbrances except as specifically set forth herein, located in Klamath County, Oregon:

The following Government Lots located in Township 36 South, Range 11 East of the Willamette Meridian, in Section 12, Lots 19, 20, 21, 22, 27, 28, 29 and 30, and in Section 13, Lots 2, 7, 10, 15, 19, 22, 3, 4, 5, 6, 11, 12, 13 and 14.

Situs Address: Undeveloped Land
Tax Account Nos. R335925 and R335845

The true and actual consideration for this conveyance is value given or promised, the receipt and sufficiency of which are hereby acknowledged.

This Deed fulfills the Land Sale Contract referenced in the Memorandum of Land Sale Contract recorded in the Klamath County Real Property Records on January 2, 2014, #2014-000003.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

AFTER RECORDING,
RETURN TO:

Andrew Sprauer Law
PO Box 12814
Salem OR 97309
Page 1 of 2 – Warranty Deed

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

Topham Family Trust Dated April 28, 2011
35133 Sprague River Road
Sprague River OR 97639-8640

00240 warranty deed.doc\vap

Andrew Sprauer Law
PO Box 12814; Salem, OR 97309
(503) 910-2050

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

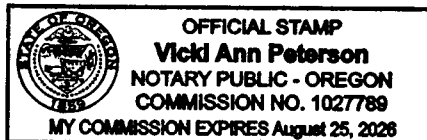
Dated this 26th day of February, 2024.

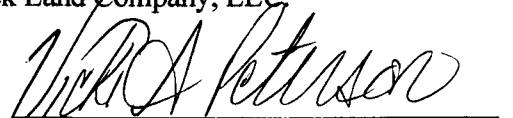
THE WHISKEY CREEK LAND COMPANY, LLC

By: 
Richard Smith, Member

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me on this 26th day of February, 2024, by Richard Smith, a Member of The Whiskey Creek Land Company, LLC




Notary Public for Oregon
My Commission expires: 8-25-26