



2024-007156
Klamath County, Oregon
08/16/2024 11:26:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin Villers and Teresa Nguyen
419 Torrey ST
Klamath Falls, OR 97601

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

Justin Villers and Teresa Nguyen
419 Torrey ST
Klamath Falls, OR 97601
File No. 642718AM

STATUTORY WARRANTY DEED

Kevin N. Strampher Sr. and Theresa E. Spofford, as Tenants in Common,

Grantor(s), hereby convey and warrant to

B.
Justin Villers and Teresa Nguyen, 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:

Lot 101, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$285,000.00.

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:

Real property taxes due, if any, but not yet 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: August 14, 2024

Kevin N. Strampher Sr.
Kevin N. Strampher Sr.

Theresa E. Spofford

State of Oregon } ss
County of Jefferson }

On this 15th day of August, 2024, before me, Justin Homan
a Notary Public in and for said state, personally appeared Kevin N. Strampher Sr. 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.

Justin Homan
Notary Public for the State of Oregon
Residing at: 150 NE Gust St, Rainville OR 97754
Commission Expires: 05/18/2026



State of Oregon } ss
County of _____ }

On this _____ day of August, 2024, before me, _____
a Notary Public in and for said state, personally appeared Theresa E. Spofford 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: _____
Commission Expires: _____

Dated: August 14, 2024

Kevin N. Strampher Sr.
Theresa E. Spofford
Theresa E. Spofford

State of _____ } ss
County of _____ }

On this _____ day of August , 2024, before me, _____
a Notary Public in and for said state, personally appeared Kevin N. Strampher Sr. 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: _____
Commission Expires: _____

State of Oregon } ss
County of Marion }

On this 15 day of August , 2024, before me, Judi Rowe
a Notary Public in and for said state, personally appeared Theresa E. Spofford 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: Ameri Title
Commission Expires: 3-6-28

