

2024-010790
Klamath County, Oregon
12/13/2024 09:57:01 AM
Fee: \$87.00

470324091242-AC

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Laura T. Bonnell and Rodney L. Bonnell

GRANTEE'S NAME:

KP Assets LLC

AFTER RECORDING RETURN TO:

Order No.: 470324091242-AC

Nicholas Krogmann

KP Assets LLC

9223 Havenridge Loop

Tuscaloosa, AL 35405

SEND TAX STATEMENTS TO:

KP Assets LLC

9223 Havenridge Loop

Tuscaloosa, AL 35405

APN/Parcel ID(s): 328434

Tax/Map ID(s): R-3610-011B0-00200-000

3610-011B0

Vacant Land, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Laura T. Bonnell and Rodney L. Bonnell, as tenants by the entirety, Grantor, conveys and warrants to KP Assets LLC, a Texas Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 1, Block 33, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$3,900.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

TICOR TITLE

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/12/2024

Laura T. Bonnell
Laura T. Bonnell

Rodney L. Bonnell
Rodney L. Bonnell

State of Nevada
County of Carson City

This instrument was acknowledged before me on 12/12/2024 by Laura T. Bonnell. and Rodney L. Bonnell.

[Signature]
Notary Public - State of Nevada

My Commission Expires: Sept 29, 2028

