



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007081

Klamath County, Oregon

08/13/2025 10:46:01 AM

Fee: \$92.00

After recording return to:

Christopher Zupan and Jenice Zupan

4636 Sjodin Ln.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Christopher Zupan and Jenice Zupan

4636 Sjodin Ln.

Klamath Falls, OR 97603

File No. 1013192

STATUTORY WARRANTY DEED

Turnbull Properties, LLC., an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to

Christopher Zupan and Jenice Zupan, 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:

Lots 120 and 121, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Forest Park Lane adjoining which inured thereto by Ordinance 99-56, recorded December 28, 1998.

The true and actual consideration for this conveyance is \$375,000.00.

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: 8/12/25

TurnBull Properties LLC, an Oregon Limited Liability Company

By: Joseph B. Smith

Joseph B. Smith, Member

By: James Beau Smith

James Beau Smith, Member

By: John Mathew Smith

John Mathew Smith, Member

State of Oregon } ss
County of Klamath }

On this 12th day of August, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Joseph B. Smith, James Beau Smith, and John Mathew Smith, known or identified to me to be the Member in the Limited Liability Company known as Turnbull Properties LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zoey Ayala

Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: May 19, 2029

