



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010272

Klamath County, Oregon

11/17/2025 08:48:01 AM

Fee: \$92.00

After recording return to:

Jasper & Co., LLC, an Oregon Limited
Liability Company

5441 S Macadam Ave, Ste N
Portland, OR 97239

Until a change is requested all tax statements
shall be

sent to the following address:

Jasper & Co., LLC, an Oregon Limited
Liability Company

5441 S Macadam Ave, Ste N
Portland, OR 97239

File No. 1036102

STATUTORY WARRANTY DEED

Tamra L. Sprague, Grantor(s), hereby convey and warrant to

Jasper & Co., LLC, an Oregon Limited Liability Company,

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:

PARCEL 1:

Township 36 South, Range 10 East, Willamette Meridian Section 14: beginning at a point 3,000 feet South and 1,553 feet East of the Northwest corner of Section 14: thence East 180 feet: thence South 210 feet: thence West 180 feet: thence North 210 feet to the point of beginning.

PARCEL 2:

Township 36 South, Range 10 East, Willamette Meridian Section 14: beginning at a point 3,210 feet South and 1,263 feet East of the Northwest corner of Section 14: thence East 170 feet; thence South 210 feet; thence West 170 feet: thence North 210 feet to the point of beginning.

The true and actual consideration for this conveyance is \$15,000.00.

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:

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: 11/13/2025

Tamra L. Sprague

Tamra L. Sprague

State of Florida } ss
County of Duval }

On this 13th day of November, 2025, before me, Ashley Postell, a Notary Public in and for said state, personally appeared Tamra L. Sprague, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Driver License used for ID.

Ashley Postell
Notary Public for the State of Florida
Residing at: Florida Ashley Postell
Commission Expires: 11/11/2028

