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Vol M00 Page 41309

TRUSTEES OF THE TEEL TRUST

4821 SALMON DR.

PARADISE, CA 95969

Grantor's Name and Address  
RANDY L. PECNICK

P.O. BOX 1094

CHILOQUIN, OR 97624

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
RANDY L. PECNICK

P.O. BOX 1094

CHILOQUIN, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

RANDY L. PECNICK

P.O. BOX 1094

CHILOQUIN, OR 97624

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

mTC 52180-uw

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ~~JAMES E. TEEL AND DORIS H. TEEL, CO- TRUSTEES~~  
OF THE TEEL FAMILY TRUST

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RANDY L. PECNICK

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 10 IN BLOCK 15 OF OREGON SHORES SUBDIVISION - TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
THOSE OF RECORD

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4300.00. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ☐ (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on NOVEMBER 11, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

JAMES E. TEEL

TRUSTEE

DORIS H. TEEL

TRUSTEE

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on NOVEMBER, 2000by JAMES E. TEEL AND DORIS H. TEELas TRUSTEESof THE TEEL FAMILY TRUST

Notary Public for Oregon

My commission expires \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

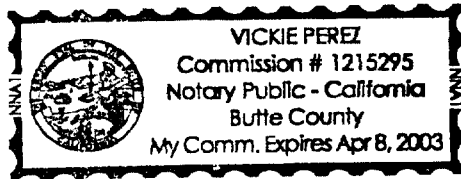
Butte

} ss.

On Nov. 13, 2000, before me, Vickie Perez, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared James E Teel,  
Name(s) of Signer(s)

- ☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**Title or Type of Document: Warranty DeedDocument Date: Nov. 13, 2000 Number of Pages: 1Signer(s) Other Than Named Above: none**Capacity(ies) Claimed by Signer**Signer's Name: James E Teel

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

State of Oregon, County of Klamath  
 Recorded 11/14/00, at 3:21 p.m.  
 In Vol. M00 Page 41309  
 Linda Smith,  
 County Clerk Fee \$ 26.00