

2008-013942

Klamath County, Oregon



00054520200800139420030032

10/09/2008 11:43:06 AM

Fee: \$31.00



After recording return to:  
Keith Michael Thompson  
PO Box 661496  
Arcadia, CA 91066-1496

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

Keith Michael Thompson  
PO Box 661496  
Arcadia, CA 91066-1496

File No.: 7021-1285677 (ALF)

Date: September 17, 2008

THIS SPAC

## STATUTORY WARRANTY DEED

**Charles G. Winsell and Alice M. Winsell, as Trustees of The Charles G. Winsell and Alice M. Winsell Revocable Trust dated May 12, 1994,** Grantor, conveys and warrants to **Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 28, BLOCK 36, FIRST ADDITION TO KLAMATH FOREST ESTATES AS RECORDED IN KLAMATH COUNTY, OREGON. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

FBI

APN: R269916

Statutory Warranty Deed  
- continued

File No.: 7021-1285677 (ALF)  
Date: 09/17/2008

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 7 day of October, 2008.

Charles G. Winsell and Alice M. Winsell, as  
Trustees of the Charles G. Winsell and Alice  
M. Winsell Revocable Trust dated May 12,  
1994

Charles G. Winsell  
Charles G. Winsell, Trustee

Alice M. Winsell  
Alice M. Winsell, Trustee

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by as of Charles G. Winsell and Alice M. Winsell, as Trustees of the Charles G. Winsell and Alice M.  
Winsell Revocable Trust dated May 12, 1994, on behalf of the .

See Attached  
\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Trinity

On 10/7/08 before me, Barbara J. Hubbell, (Notary)  
(Here insert name and title of the officer)

personally appeared Charles G. Winsell and Alice M. Winsell

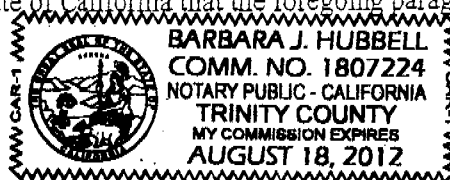
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ✧ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ✧ Indicate title or type of attached document, number of pages and date.
  - ✧ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 10/7/08

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_