

2010-010147

Klamath County, Oregon



08/26/2010 09:11:11 AM

Fee: \$42.00

After recording, return to:  
Duncan, Tiger & Niegel, P.C.  
PO Box 248  
Stayton, Oregon 97383

Until a change is requested, send tax  
statements to:

6 Britten Court  
Lake Oswego, OR 97035

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That JOE L. VAN GULIK and WANDA J. VAN GULIK, Co-Trustees of the Van Gulik Family Trust, dated May 26, 2006, hereinafter called "grantor", for the consideration hereinafter stated, paid to grantor by JOE L. VAN GULIK and WANDA J. VAN GULIK, as husband and wife, hereinafter called "grantee", does hereby grant, bargain, sell and convey unto the grantee and unto grantee's heirs, successors and assigns, all of 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:

Lot 304 of Running Y Resort, Phase 4, recorded September 24, 1997, in Klamath County, Oregon.

To Have and to Hold the same unto the 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 the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under the grantor.

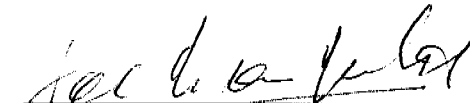
The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0-. The purpose of this deed is to transfer property out of grantor's trust.

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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the grantor have executed this instrument this 20<sup>th</sup> day of August, 2010

  
\_\_\_\_\_  
JOE L. VAN GULIK

  
\_\_\_\_\_  
WANDA J. VAN GULIK

STATE OF OREGON                    )  
  ) ss.  
County of Marion                    )

This instrument was acknowledged before me on August 20, 2010, by JOE L. VAN GULIK.

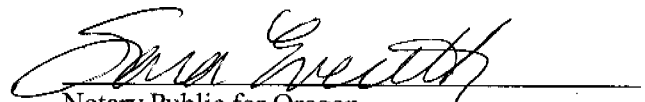


  
\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON                    )  
  ) ss.  
County of Marion                    )

This instrument was acknowledged before me on August 20, 2010, by WANDA J. VAN GULIK.



  
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Notary Public for Oregon