

NOT 91503-LW



THIS SPACE F

2011-010920

Klamath County, Oregon



00107993201100109200020023

09/30/2011 09:07:53 AM

Fee: \$42.00

After recording return to:

JAMES A. STEGEMILLER AND SHIRLEY  
K. STEGEMILLER, TRUSTEES OF THE  
STEGEMILLER FAMILY TRUST DATED  
MAY 24, 2011

~~552 BURDICK DR.~~

~~BAY PINT, CA 94565~~

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

JAMES A. STEGEMILLER AND SHIRLEY  
K. STEGEMILLER, TRUSTEES OF THE  
STEGEMILLER FAMILY TRUST DATED  
MAY 24, 2011

Escrow No. MT91503-LW

Title No. 0091503

SWD r.042611

### STATUTORY WARRANTY DEED

**DONALD PHILLIP KNAEPPLER AND ELLEN JOY KNAEPPLER, AS TRUSTEES OF THE KNAEPPLER  
FAMILY LIVING TRUST, DATED AUGUST 31, 2004,**

Grantor(s), hereby convey and warrant to

**JAMES A. STEGEMILLER AND SHIRLEY K. STEGEMILLER, TRUSTEES OF THE STEGEMILLER  
FAMILY TRUST DATED MAY 24, 2011,**

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:

Lot 952 RUNNING Y RESORT PHASE 11 FIRST ADDITION, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$240,000.00**.

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

420m

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.

Dated this 20th day of SEPTEMBER, 2011.

DONALD PHILLIP KNAEPPE AND ELLEN JOY  
KNAEPPE, AS TRUSTEES OF THE KNAEPPE  
FAMILY LIVING TRUST, DATED AUGUST 31, 2004

BY: [Signature]  
DONALD PHILLIP KNAEPPE, TRUSTEE

BY: [Signature]  
ELLEN JOY KNAEPPE, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF VENTURA <sup>ss.</sup>

On Sept 20 2011, 2011 before me, Mynnie M. Hachiya <sup>Notary Public</sup> personally appeared DONALD PHILLIP KNAEPPE AND ELLEN JOY KNAEPPE, AS TRUSTEES OF THE KNAEPPE FAMILY LIVING TRUST, DATED AUGUST 31, 2004 personally known to me (or 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 THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

