

NTL 93216-LW



THIS SPA

2012-003136  
Klamath County, Oregon



03/26/2012 03:40:09 PM

Fee: \$42.00

After recording return to:

LARRY RITCHIE AND MARY RITCHIE,  
TRUSTEES OF THE LARRY AND MARY  
RITCHIE LIVING TRUST

P.O. BOX 7120

VISALIA, CA 93290

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

LARRY RITCHIE AND MARY RITCHIE,  
TRUSTEES OF THE LARRY AND MARY  
RITCHIE LIVING TRUST

P.O. BOX 7120

VISALIA, CA 93290

Escrow No. MT93216-LW

Title No. 0093216

SWD r.020212

### STATUTORY WARRANTY DEED

**MARK SIGL, TRUSTEE OF THE CORINNE SIGL TRUST UNDER TRUST AGREEMENT  
DATED MAY 26, 1999,**

Grantor(s), hereby convey and warrant to

**LARRY RITCHIE AND MARY RITCHIE, TRUSTEES OF THE LARRY AND MARY RITCHIE  
LIVING TRUST,**

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 943, 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 **\$250,000.00**.

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:

4/2/12

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 this 23<sup>rd</sup> day of March, 2012.

MARK SIGL, TRUSTEE OF THE CORINNE SIGL  
TRUST UNDER TRUST AGREEMENT DATED MAY  
26, 1999

BY: Mark Sigl  
MARK SIGL, TRUSTEE

State of Washington

County of Snohomish

On this day personally appeared before me MARK SIGL, TRUSTEE OF THE CORINNE SIGL TRUST UNDER TRUST AGREEMENT DATED MAY 26, 1999 to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 23<sup>rd</sup> day of March, 2012.

Tracey L. Isaac  
Printed Name: Tracey L. Isaac  
Notary Public in and for the State of  
Washington residing at Everett, WA

My appointment expires 2.19.15

