

WTC 93157LW



THIS SPA

2012-003278

Klamath County, Oregon



00115959201200032780040043

03/29/2012 11:30:04 AM

Fee: \$52.00

After recording return to:

S.S. AND S.M. OATES FAMILY TRUST

6215 DIPPER RD

KLAMATH FALLS, OR 97601

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

S.S. AND S.M. OATES FAMILY TRUST

6215 DIPPER RD

KLAMATH FALLS, OR 97601

Escrow No. MT93157-LW

Title No. 0093157

SWD r.020212

### STATUTORY WARRANTY DEED

**RONALD D. LOVEJOY, JR. AND DEBORA J. LOVEJOY, TRUSTEES OF THE RONALD AND DEBORA LOVEJOY REVOCABLE TRUST DATED JUNE 18, 2008 AND DEBORA J. LOVEJOY and RONALD D. LOVEJOY, JR. as tenants by the entirety and DEREK E. KENZY,**

Grantor(s), hereby convey and warrant to

**STEVEN S. OATES AND SUSAN M. OATES TRUSTEES OF THE S.S. AND S.M. OATES FAMILY TRUST DATED NOVEMBER 19, 2003,**

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 542 of RUNNING Y RESORT, PHASE 5, 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 **\$40,000.00**.

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:

57Am

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 day of March, 2012.

TRUSTEES OF THE RONALD AND DEBORA  
LOVEJOY REVOCABLE TRUST DATED JUNE 18,  
2008

BY: Ronald D. Lovejoy, Jr.  
RONALD D. LOVEJOY, JR., TRUSTEE

BY: Debora J. Lovejoy  
DEBORA J. LOVEJOY, TRUSTEE

Debora J. Lovejoy  
DEBORA J. LOVEJOY LOVEJOY

Ronald D. Lovejoy  
RONALD D. LOVEJOY

Derek E. Kenzy  
DEREK E. KENZY

STATE OF CALIFORNIA

ss.

COUNTY OF

On \_\_\_\_\_, 2012 before me, \_\_\_\_\_ personally appeared DEBORA J. LOVEJOY AND RONALD D. LOVEJOY JR INDIVIDUALLY AND AS TRUSTEES OF THE RONALD AND DEBORA LOVEJOY REVOCABLE TRUST DATED JUNE 18, 2008, and DEREK E. KENZY 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 executed the same in authorized capacity(ies), and that by 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 \_\_\_\_\_

See Attached for Notary.

# ACKNOWLEDGMENT

State of California  
County of Placer

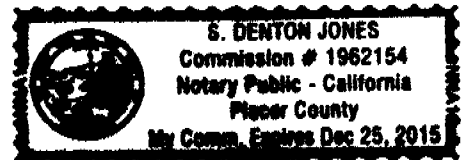
On March 23, 2012 before me, S Denton Jones, Notary Public personally appeared Debora J Lovejoy and Ronald D Lovejoy JR, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 S Denton Jones, Notary Public.

(Seal)



-----OPTIONAL INFORMATION-----

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

Title of Type of Document: Statutory Warranty Deed

Date of Document: March 23, 2012

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California

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)ss.

County of EL DORADO

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On MARCH 26, 2012 before me, REBECCA S. KEITH, Notary Public, personally appeared Devek E. Kenzy, 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

Rebecca S. Keith (Seal)

