

2012-010459

Klamath County, Oregon

15+1945084AF



THIS SPACE R



00124596201200104590020027

09/20/2012 03:29:02 PM

Fee: \$42.00

After recording return to:

William T Pence and Gretchen A Pence

3859 Killewich Dr

Juneau AK 99801

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

William T Pence and Gretchen A Pence

3859 Killewich Dr

Juneau AK 99801

File No.: 7021-1945084 (ALF)

Date: August 20, 2012

### STATUTORY WARRANTY DEED

**Douglas K. Whitsett, Trustee of the Douglas K. Whitsett Profit Share Plan Trust**, Grantor, conveys and warrants to **William T Pence and Gretchen A Pence, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 1035, Running Y Resort, Phase 12, First Addition, Tract 1426, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. The **2012-2013** 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 **\$285,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

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 19 day of September, 2012.

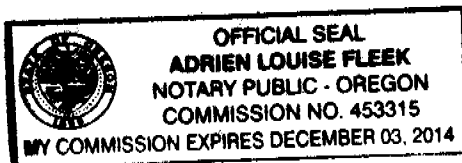
Douglas K. Whitsett, Trustee of the Douglas  
K. Whitsett Profit Share Plan Trust

Douglas K. Whitsett  
Douglas K. Whitsett, Trustee

STATE OF Oregon )  
County of Clatsop ) ss.

This instrument was acknowledged before me on this 19 day of September, 2012  
by as of Douglas K. Whitsett, Trustee of the Douglas K. Whitsett Profit Share Plan Trust, on behalf of the

Adrien Fleek



Notary Public for Oregon  
My commission expires: 12-3-14