



**2013-001577**  
 Klamath County, Oregon  
 02/11/2013 03:05:07 PM  
 Fee: \$47.00

After recording return to:

DONNA SKILLINGSTAD

519 MT WHITNEY STREET

KLAMATH FALLS, OR 97601

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

DONNA SKILLINGSTAD

519 MT WHITNEY STREET

KLAMATH FALLS, OR 97601

Escrow No. MT96112-SH

Title No. 0096112

SWD r.020212

### STATUTORY WARRANTY DEED

**LINCOLN TRUST COMPANY FBO THE BRUCE A. NELSON IRA, 69.31% UNDIVIDED  
 INTEREST and EQUITY TRUST COMPANY, CUSTODIAN FBO OF THE DAVID DRIVER  
 IRA, 30.69% UNDIVIDED INTEREST,**

Grantor(s), hereby convey and warrant to

**DONNA SKILLINGSTAD,**

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 8 and the Northeasterly 26.1 feet of Lot 7 in Block 9 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
 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 **\$139,900.00**.

Grantor conveys and specially warrants to Donna Skillingstad, Grantee, the following described real property free  
 and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor  
 as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in  
 Klamath County, Instrument No. 2010-009609 except as specifically set forth below.....

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:

*47A MT*

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 29th day of Jan, 2013

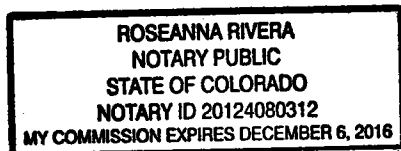
PENSCO Trust Company, as successor custodian of Lincoln  
Trust Company fbo The Bruce A. Nelson IRA  
by [Signature]  
authorized signer

**Michelle Fausett**  
Lead

Equity Trust Company, Custodian FBO of the David  
Driver IRA  
by [Signature]  
authorized signer

State of Colorado  
County of Denver

This instrument was acknowledged before me on January 29, 2013 by Michelle Fausett as  
authorized signer for PENSCO Trust Company, as successor custodian of Lincoln Trust Company fbo The Bruce A.  
Nelson IRA.



Roseanna Rivera  
(Notary Public)

My commission expires December 6, 2016

State of Colorado  
County of Denver

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by \_\_\_\_\_ as  
authorized signer for Equity Trust Company, Custodian FBO of the David Driver IRA.

(Notary Public)

My commission expires \_\_\_\_\_

Page 2 - Statutory Warranty Deed - Signature/Notary Page  
Escrow No. MT96112-SH

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 1 day of Feb, 2013

PENSCO Trust Company, as successor custodian of Lincoln Trust Company fbo The Bruce A. Nelson IRA  
by \_\_\_\_\_  
authorized signer

Equity Trust Company, Custodian FBO of the David Driver IRA  
by Gail Pribanic  
authorized signer

CORPORATE ALTERNATE SIGNER

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by \_\_\_\_\_ as authorized signer for PENSCO Trust Company, as successor custodian of Lincoln Trust Company fbo The Bruce A. Nelson IRA.

(Notary Public)

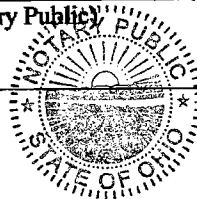
My commission expires \_\_\_\_\_

State of Ohio  
County of Lorain

This instrument was acknowledged before me on February 1, 2013 by Gail Pribanic as authorized signer for Equity Trust Company, Custodian FBO of the David Driver IRA.

(Notary Public)

My commission expires \_\_\_\_\_



MICHELLE GOLDBACH  
Notary Public, State of Ohio  
My Commission Expires  
August 10, 2016