

1st 2071347 LW



After recording return to:
William Jeffrey Pinelli and Kerri Anne Pinelli
17159 Northwest Broken Top Drive
Beaverton, OR 97006

Until a change is requested all tax statements shall be sent to the following address:
William Jeffrey Pinelli and Kerri Anne Pinelli
17159 Northwest Broken Top Drive
Beaverton, OR 97006

File No.: 7021-2071347 (LW)
Date: April 11, 2013

2013-005773
Klamath County, Oregon
05/22/2013 12:05:09 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Steven L Gervais and Diane M Gervais, Co-Trustees of the Gervais Living Trust U/A March 29, 2006, Grantor, conveys and warrants to **William Jeffrey Pinelli and Kerri Anne Pinelli, husband and wife, as Tenants by the Entirety**, 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 1260, Tract 1446 Running Y Resort, Phase 6, 3rd Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. 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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

42-F

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 16th day of May, 2013.

Steven L Gervais and Diane M Gervais, Co-
Trustees of the Gervais Living Trust U/A
March 29, 2006

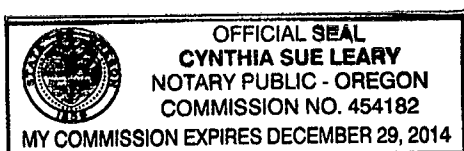
Steven L Gervais, trustee
Steven L. Gervais, Trustee

Diane M. Gervais, trustee
Diane M. Gervais, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16th day of May, 2013
by as of Steven L Gervais and Diane M Gervais, Co-Trustees of the Gervais Living Trust U/A March 29,
2006, on behalf of the .

[Signature]



Notary Public for Oregon
My commission expires: