



MT99200-LW

THIS SPACE RESERVED FOR

2013-012517
Klamath County, Oregon
11/07/2013 02:31:05 PM
Fee: \$42.00

After recording return to:

James A. Stegemiller and Shirley K.
Stegemiller, Trustees of the Stegemiller Family
Trust dated May 24, 2011

552 Burdick Dr.

Bay Point, CA 94565

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

James A. Stegemiller and Shirley K.
Stegemiller, Trustees of the Stegemiller Family
Trust dated May 24, 2011

552 Burdick Dr.

Bay Point, CA 94565

Escrow No. MT99200-LW

Title No. 0099200

SWD r.020212

STATUTORY WARRANTY DEED

William A. Armstrong and Marilyne Armstrong, as Trustees of the William A. Armstrong and Marilyne Armstrong 1995 Family Trust,

Grantor(s), hereby convey and warrant to

James A. Stegemiller and Shirley K. Stegemiller, Trustees, or the successors in Trust under the Stegemiller Family Trust dated May 24, 2011,

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 840 RUNNING Y RESORT, PHASE 11, 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 **\$825,000.00**.

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:

42.00
amt.

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 10 day of 23/13.

William A. Armstrong and Marilyne Armstrong 1995
Family Trust

BY: [Signature]
William A. Armstrong, Trustee

BY: [Signature]
Marilyne Armstrong, Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF Contra Costa

On October 24th, 2013 before me, Brandon Lee Russell, Notary Public personally appeared William A. Armstrong and Marilyne Armstrong, as Trustees of the William A. Armstrong and Marilyne Armstrong 1995 Family Trust 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 [Signature]

