



2014-008235

Klamath County, Oregon

08/07/2014 02:25:46 PM

Fee: \$52.00

After recording return to:

RICHARD L. COURNOYER

366 PIMLICO DRIVE

WALNUT CREEK, CA 94597

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

RICHARD L. COURNOYER

366 PIMLICO DRIVE

WALNUT CREEK, CA 94597

Escrow No. MT101318DS

Title No. 0101318

SWD r.020212

STATUTORY WARRANTY DEED

**CATHARINE C. CAPPEL, TRUSTEE OF THE CATHARINE C. CAPPEL REVOCABLE
TRUST DATED APRIL 4, 1985,**

Grantor(s), hereby convey and warrant to

**RICHARD L. COURNOYER and WILLIAM K. PINSTER not as tenants in common, but with
right of survivorship,**

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 403 of **RUNNING Y RESORT PHASE 6 – FIRST ADDITION**, 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 **\$160,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

A 5200

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 5th day of August, 2014.

CATHARINE C. CAPPEL REVOCABLE TRUST
DATED APRIL 4, 1985

BY: Catharine C. Cappel
CATHARINE C. CAPPEL, TRUSTEE

State of ID _____
County of _____

This instrument was acknowledged before me on _____, 2014 by CATHARINE C. CAPPEL, TRUSTEE OF THE CATHARINE C. CAPPEL REVOCABLE TRUST DATED APRIL 4, 1985.

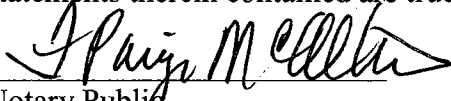
(Notary Public for Oregon)

My commission expires _____

See attached

State of Idaho)
)ss
County of Blaine)

On this 5th day of August, 2014, before me, F. Paige McAllister, the undersigned Notary Public in and for said State, personally appeared Catharine C. Cappel, being by me first duly sworn, declared that she is Trustee of the Catharine C. Cappel Revocable Trust dated April 4, 1985, that she signed the foregoing document as the Trustee and that statements therein contained are true.



Notary Public

Residing at: Ketchum, Idaho
Commission Expires: 1/31/19

