



THIS SPACE RESERVED FOR RECORDER'S USE

2014-009549

Klamath County, Oregon

09/12/2014 03:13:31 PM

Fee: \$47.00

After recording return to:

Larry L. Steber

PO Box 881  
Fort Jones CA 96032

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

Larry L. Steber

PO Box 881  
Fort Jones CA 96032

Escrow No. MT101663LW

Title No. 0101663

SWD r.020212

### STATUTORY WARRANTY DEED

**William Ganong, as Trustee for the WMGPS Trust, as to 50% interest; and Andrew A. Patterson, as Trustee for the BMRMG 401K Trust, as to 50% interest,**

Grantor(s), hereby convey and warrant to

**Larry L. Steber,**

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 10 in Block 86 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4**, 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 **\$10,000.00**.

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.**

\$ 47.00

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 8 day of September, 2014

William Ganong, as Trustee for the WMGPS Trust

BY: William Ganong Trustee  
William Ganong, Trustee

Andrew A. Patterson, as Trustee for the BMRMG 401K Trust

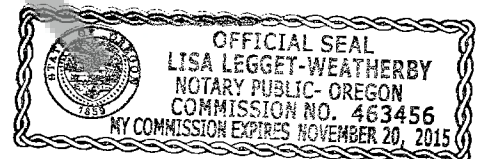
BY: Andrew A. Patterson Trustee  
Andrew A. Patterson, Trustee

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on Sept 12, 2014 by William Ganong, as Trustee for the WMGPS Trust

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015



State of Alabama  
County of Baldwin

This instrument was acknowledged before me on Sept. 8, 2014 by Andrew A. Patterson, as Trustee for the BMRMG Trust

Kelly Reynolds  
(Notary Public for Alabama)

My commission expires 9.11.17

