

**2015-004388**

**Klamath County, Oregon**



00168949201500043880020024

05/07/2015 10:54:01 AM

Fee: \$47.00

After recording return to:

F. JOEL HEACOCK

11574 MORGANSEY Rd  
KLAMATH FALLS, OR. 97601

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

F. JOEL HEACOCK

11574 MORGANSEY Rd,  
KLAMATH FALLS, OR 97601

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**STATUTORY WARRANTY DEED**

**F. JOEL HEACOCK, A WIDOWER**

Grantor(s), hereby convey and warrant to

**THE FRANKLIN AND VALERIE HEACOCK TRUST DATED 04/16/2014**

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 97 OF RUNNING Y RESORT PHASE 2 PLAT, RECORDED NOVEMBER 25, 1996 IN KLAMATH COUNTY, OREGON

The true and actual consideration for this conveyance is \$\*\*\*.

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:

Non-delinquent real property taxes for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof. Including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996 and the Declaration Annexing Phase 2 of Ridge View Homesites to Running Y Ranch Resort, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

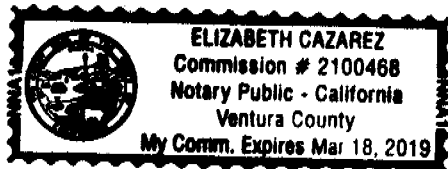
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 May, 2015

F. Joel Hancock  
F. JOEL HANCOCK

State of ~~Oregon~~ CA  
County of \*\*\*\* Ventura

This instrument was acknowledged before me on May 1, 2015 by \*\*\*\*.



[Signature]  
(Notary Public for Oregon) CA E.C.  
My commission expires Mar. 18, 2019