



**2015-011309**  
**Klamath County, Oregon**  
10/14/2015 03:04:27 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin E. Valdevarona and Marguerite M.  
Valdevarona

2523 Unity Street

Klamath Falls, OR 97603

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

Benjamin E. Valdevarona and Marguerite M.  
Valdevarona

2523 Unity Street

Klamath Falls, OR 97603

File No. 70260AM

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### STATUTORY WARRANTY DEED

**Grant J. Pine and Sandra Gale Pine, as Trustees of the Pine Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Benjamin E. Valdevarona and Marguerite M. Valdevarona, as Tenants by the Entirety,**

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:

**Parcel 2 of Land Partition 42-02, said Land Partition being situated in the SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon TOGETHER WITH an easement for ingress, egress, and public utilities as reserved in Quitclaim Deed recorded December 29, 2004 in Volume M04, page 88985, Microfilm Records of Klamath County, Oregon**

The true and actual consideration for this conveyance is **\$115,000.00.**

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

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 2 day of October, 2015

Pine Revocable Living Trust

By: Grant J. Pine  
Grant J. Pine, Trustee

By: Sandra Gale Pine  
Sandra Gale Pine, Trustee

State of Oregon } ss  
County of Klamath }

On this 2 day of October, 2015, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Grant J. Pine and Sandra Gale Pine, as Trustees of The Pine Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/3/2018

