



2016-002392
Klamath County, Oregon
03/03/2016 02:45:52 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Aaron Shane Ross and Bonnie K Ross

P.O. Box 1326

Klamath Falls, OR 97601

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

Aaron Shane Ross and Bonnie K Ross

P.O. Box 1326

Klamath Falls, OR 97601

File No. 90864AM

STATUTORY WARRANTY DEED

Laurence W. Wyman, III and Linda M. Wyman, Trustees of The Wyman Family Trust dated July 8, 2002,
Grantor(s), hereby convey and warrant to

Aaron Shane Ross and Bonnie K Ross, 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:

**Lot 976, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$46,500.00**.

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:

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.

X Dated this 3rd day of MARCH, 2016.

The Wyman Family Trust dated July 8, 2002

By: [Signature], Trustee
Laurence W. Wyman, III
By: [Signature], Trustee
Linda M. Wyman

State of California ss.
County of Alameda

On this 2 day of March, 2016, before me, Romie Verma a Notary Public in and for said state, personally appeared Laurence W. Wyman, III known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Wyman Family Trust dated July 8, 2002, and acknowledged to me that he/she/they executed the same as Trustee. W

**Laurence W. Wyman, III and Linda M. Wyman

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Romie Verma
Notary Public for the State of California
Residing at: Oakland, CA
Commission Expires: March 4, 2016

