2016-004126 Klamath County, Oregon



04/25/2016 09:46:21 AM

Fee: \$57.00

## WARRANTY DEED

Recording requested and when recorded return to:

Thomas J. Sayeg Karnopp Petersen LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702 Until a change is requested, all tax statements shall be sent to the following address:

G. Kim Wolfe 22165 Calgary Drive Bend, OR 97702

The true consideration for this conveyance is a distribution from an irrevocable trust.

G. KIM WOLFE, WILLIAM S. WOLFE and MARCIA R. WOLFE, as Co-Trustees of the Virginia M. Wolfe Family Trust U/T/A dated February 27, 2003, Grantor, conveys and warrants to G. KIM WOLFE and TONI J. WOLFE, as Co-Trustees of the Kim and Toni Wolfe Revocable Trust U/T/A July 27, 2005, as amended, to MARCIA R. WOLFE, as Trustee of the Marcia R. Wolfe Revocable Trust U/T/A dated August 8, 2012, and to WILLIAM S. WOLFE, a single man, all as tenants in common, Grantees, whose address is 22165 Calgary Drive, Bend, Oregon 97702, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Beginning at a point two thousand one hundred and sixty feet (2,160') South of the North Section corner between Sections Twenty-four (24), Township twenty-three (23) South, Range nine (9) W.M., and Section Nineteen (19), Township Twenty-three (23) South, Range Ten (10), W.M., thence East five hundred and thirty feet (530') parallel to the North Section line of said Section Nineteen (19); thence South two hundred feet (200') parallel to the West Section line of said Section Nineteen (19); thence West five hundred and thirty feet (530') to the West Section line of said Section Nineteen (10); thence North two hundred feet (200') along said Section Line to the point of beginning, containing three (3) acres, more or less, all in the Northwest Quarter of Section Nineteen (19), Township Twenty-three (23) South, Range Ten, W.M., Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

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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 ACOUIRING 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 INOUIRE 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: March 2016.

## Grantors

Virginia M. Wolfe Family Trust U/T/A dated February 27, 2003

WILLIAM S. WOLFE, Co-Trustee

MARCIA R. WOLFE, Co-Trustee

STATE OF OREGON

County of Deschutes

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by G. KIM WOLFE, as Co-Trustee of the Virginia M. Wolfe Family Trust U/T/A dated February 27, 2003.



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA	)
County of San Diego	) ss )

On 4/14/2016, 2016, before me, Muniform Modern Mode

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public for California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

, 2016, before me, \_\_\_\_ personally appeared MARCIA R. WOLFE, as Co-Trustee of the Virginia M. Wolfe Family Trust U/T/A dated February 27, 2003, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seak

**ELIZABETH PINA** COMM. #2084386 otary Public - California Riverside County Comm. Expires Oct. 9, 2018