



2016-008976

Klamath County, Oregon

08/24/2016 09:23:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William T. Pence and Gretchen A. Pence

3859 Killewich Drive

Juneau, AK 99801

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

William T. Pence and Gretchen A. Pence

3859 Killewich Drive

Juneau, AK 99801

File No. 123885AM

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**STATUTORY WARRANTY DEED**

**Timothy A. Olin and Vicki J. Olin, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**William T. Pence and Gretchen A. Pence, 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:

**The S1/2 of the NW1/4 of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is **\$88,000.00.**

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:

**2016-2017 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 23rd day of August, 2016.

Timothy A. Olin  
Timothy A. Olin

Vicki J. Olin  
Vicki J. Olin

State of OR } ss  
County of Klamath }

On this 23rd day of August, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Timothy A. Olin and Vicki J. Olin, 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.

Debbie Sinnock  
Notary Public for the State of OR  
Residing at: Klamath CO  
Commission Expires: 9-8-17

