



2016-009156
Klamath County, Oregon
08/29/2016 09:41:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Duane Stark and Dusti Stark

588 NW Scenic Dr.

Grants Pass, OR 97526

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

Duane Stark and Dusti Stark

588 NW Scenic Dr.

Grants Pass, OR 97526

File No. 125105AM

STATUTORY WARRANTY DEED

**Dennis B. Linthicum and Diane E. Linthicum, Trustee of the Dennis & Diane Linthicum Trust, Revocable
Living Trust Agreement dated July 8, 2009,**

Grantor(s), hereby convey and warrant to

Duane Stark and Dusti Stark, 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 SE1/4 SW1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the
County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$34,000.00.

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 26 day of AUGUST, 2016

Dennis & Diane Linthicum Trust

By: [Signature]
Dennis B. Linthicum, Trustee

By: [Signature]
Diane E. Linthicum, Trustee

State of Oregon} ss.
County of Klamath}

On this 26 day of August, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Dennis B. Linthicum and Diane E. Linthicum known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dennis & Diane Linthicum Trust, Revocable Living Trust Agreement dated July 8, 2009, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/31/2018

