



2016-010608

Klamath County, Oregon

10/05/2016 02:40:00 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mitchell Lee Tharaldson, and Pamela Rae Tharaldson,  
Trustees of the  
Mitchell Lee Tharaldson and Pamela Rae Tharaldson  
Revocable Trust  
45148 Laurel Glen Circle  
Temecula, CA 92592

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

Mitchell Lee Tharaldson, and Pamela Rae Tharaldson,  
Trustees of the  
Mitchell Lee Tharaldson and Pamela Rae Tharaldson  
Revocable Trust  
45148 Laurel Glen Circle  
Temecula, CA 92592  
File No. 119958AM

### STATUTORY WARRANTY DEED

Gary S. Clark and Ronda Byrne Clark, as Tenants by the Entirety ,  
Grantor(s), hereby convey and warrant to

Mitchell Lee Tharaldson, and Pamela Rae Tharaldson, Trustees of the  
Mitchell Lee Tharaldson and Pamela Rae Tharaldson Revocable Trust ,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3805-005A0-04000-000

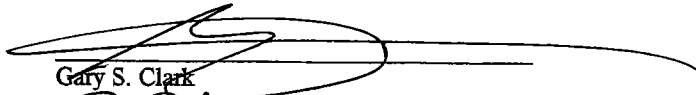
The true and actual consideration for this conveyance is \$305,000.00.

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 3 day of October 2016.

  
\_\_\_\_\_  
Gary S. Clark

  
\_\_\_\_\_  
Ronda Byrne Clark

State of California } ss  
County of SANTA CLARA }

On this 3 day of OCT, 2016, before me, MARK SHEA a Notary Public in and for said state, personally appeared Gary S. Clark and Ronda Bryne Clark, 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.

  
\_\_\_\_\_  
Notary Public for the State of California  
Residing at: SANTA CLARA, CA  
Commission Expires: MAY 12, 2018

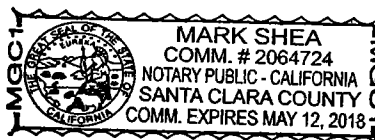


EXHIBIT 'A'

File No. 119958AM

Lot 14, Block 2 of Tract No. 1034 - Lakewoods Subdivision Unit No. 1

Together with the following described property:

A tract of land situated in the N1/2 of Section 5, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 19, Block 2 of Tract No. 1034 - Lakewoods Subdivision Unit No. 1, being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 19; thence, along the Southerly line of said Lot 19, South 69° 08' 05" West 39.11 feet; thence, leaving said Southerly line, North 29° 30' 10" West, 84.45 feet; thence North 60° 29' 50" East, 38.67 feet to a point on the line common to Lots 14 and said Lot 19 Block 2 of said Tract 1034; thence, along said common line, South 29° 30' 10" East, 90.33 feet to the point of beginning.

And EXCEPTING THEREFROM the following described property:

A tract of land situated in the N1/2 of Section 5, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 14, Block 2 of Tract No. 1034 - Lakewoods Subdivision Unit No. 1, being more particularly described as follows:

Beginning at the most Westerly corner of said Lot 14; thence, along the Northwesternly line of said Lot 14, North 54° 46' 40" East, 52.51 feet; thence, leaving said Northwesternly line, South 29° 30' 10" East, 67.29 feet; thence, South 60° 29' 50" West, 52.25 feet to a point on the line common to Lots 19 and said Lot 14, Block 2 of said Tract 1034; thence, along said common line, North 29° 30' 10" West, 62.06 feet to the point of beginning.