



THIS SPACE RES

2016-013260
Klamath County, Oregon
12/13/2016 02:47:00 PM
Fee: \$47.00

After recording return to:

Linda C. McPherson, Trustee of the McPherson
Revocable Trust, dated November 16, 1995

PO Box 605

Bella Vista, CA 96008

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

Linda C. McPherson, Trustee of the McPherson
Revocable Trust, dated November 16, 1995

PO Box 605

Bella Vista, CA 96008

File No. 136761AM

STATUTORY WARRANTY DEED

Raymond L. Lent and Lynn G. Lent, Trustees of The Lent 2002 Family Trust, dated April 24, 2002,

Grantor(s), hereby convey and warrant to

Linda C. McPherson, Trustee of the McPherson Revocable Trust, dated November 16, 1995 ,

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 829, Tract 1404 – Replat of Lots 792 – 795 and 818 – 820 of RUNNING Y RESORT, PHASE 10 – TRACT 1394, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$385,000.00.

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:

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 8 day of Dec., 2016

Raymond L. Lent and Lynn G. Lent, Trustees of The Lent 2002 Family Trust, dated April 24, 2002

By:

Raymond L. Lent, Trustee

By:

Lynn G. Lent, Trustee

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 Marin } ss.

On Dec 8, 2016 before me, Nancy L. Schrock, personally appeared Raymond L. Lent and Lynn G. Lent, Trustees of The Lent 2002 Family Trust, dated April 24, 2002, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Nancy L. Schrock

(Seal)

Residing at: 1099 E St. San Rafael CA 94901

My Commission Expires: 12-24-2017

