



2017-001516
Klamath County, Oregon
02/13/2017 02:49:01 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lee Pecor and Dawn Nye

11470 Hwy 66

Klamath Falls, OR 97601

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

Lee Pecor and Dawn Nye

11470 Hwy 66

Klamath Falls, OR 97601

File No. 148452AM

STATUTORY WARRANTY DEED

Charles L Gardner and Nancy Schipper Gardner, Co-Trustees of the Sharon L. Farrar Trust,

Grantor(s), hereby convey and warrant to

Lee Pecor and Dawn Nye, not as Tenants in Common but with Rights of Survivorship,

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 property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$117,000.00**.

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 10 day of Feb, 2017.

Sharon L. Farrar Trust

By: [Signature]
Charles L. Gardner, Co-Trustee

By: [Signature]
Nancy Schipper Gardner, Co-Trustee

State of _____ } ss
County of _____ }

On this _____ day of February, 2017, before me, _____, a Notary Public in and for said state, personally appeared Charles L. Gardner and Nancy Schipper Gardner as Co-Trustees of the Sharon L. Farrar Trust, 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 _____
Residing at: _____
Commission Expires: _____

See Attach

California All-Purpose Certificate of Acknowledgment

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 Santa Cruz

s.s.

On 2-10-2017 before me, Tom Mattinson, Notary Public
Name of Notary Public, Title

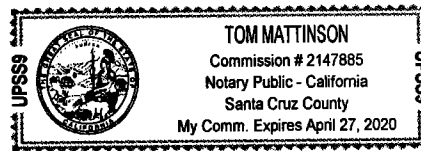
personally appeared Charles L. Gardner
Name of Signer (1)
Nancy Schippir Gardner
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warrant

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☒ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

EXHIBIT "A"

A portion of land situated in the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway at a stake which is South 135 feet and South 61 degrees 56' West 748 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 61 degrees 56' West 214 feet along the Southerly line of said Highway to a stake; thence South 1612 feet, more or less, to a stake on the Northerly right of way line of the Weyerhaeuser logging railroad; thence North 54 degrees 12' East along said Northerly right of way line of said Weyerhaeuser logging railroad to a stake due South from the point of beginning; thence North 1576.9 feet to the place of beginning.

ALSO INCLUDING that portion more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway known as the Green Springs Highway at a stake which is South 135 feet from the quarter section common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Southwesterly along the South line of said Highway 983 feet to a point for the point of beginning; thence Northeasterly along the Southerly line of said highway 21 feet to a point which is the Northeasterly corner of a parcel of land described in a deed from B. E. Kerns and Clara Kerns, his wife, to Theodore Zarosinski and Anna Zarosinski, his wife, dated the 27th day of December 1944, and recorded the 28th day of February 1945, in Volume 173, Deed Records of Klamath County, Oregon, at page 509; thence South along the Easterly line of said tract, a distance of 68 feet to a point; thence Northwesterly 69 feet, more or less, to the point of beginning.