



THIS SPACE RESER

2017-002863
Klamath County, Oregon
03/20/2017 12:09:00 PM
Fee: \$52.00

After recording return to:

Martin S. Stipp and Tracy Ann Stipp

2101 Standidge Rd

Tracy, CA 95376

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

Martin S. Stipp and Tracy Ann Stipp

2101 Standidge Rd

Tracy, CA 95376

File No. 157089AM

STATUTORY WARRANTY DEED

William Ganong as Trustee for the WMGPS Trust to 50% interest and Andrew A. Patterson, as Trustee for the BMRMG 401K Trust to 50% interest,

Grantor(s), hereby convey and warrant to

Martin S. Stipp and Tracy Ann Stipp, 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:

Lot 49, Block 91, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$9,900.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 10th day of March, 2017

WMGPS Trust

By: William Ganong, Trustee

William Ganong, Trustee

~~BMIMG~~ 401K Trust to 50% interest

By: Andrew A. Patterson, Trustee

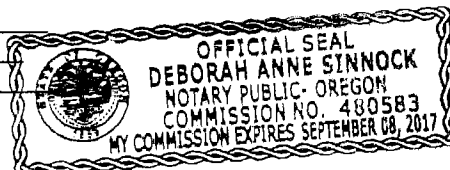
Andrew A. Patterson, Trustee

State of OR } ss
County of Klamath }

On this 10th day of May, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared William Ganong as Trustee for the WMGPS Trust to ~~50% interest~~ and ~~Andrew A. Patterson, as Trustee for the BMIMG 401 K Trust to 50% interest~~, 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



State of Alabama } ss
County of Baldwin }

On this 16 day of March, 2017, before me, Kelly Reynolds a Notary Public in and for said state, personally appeared Andrew A. Patterson, as Trustee for the BMRMG 401 K 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.

Kelly Reynolds
Notary Public for the State of Alabama
Residing at: 450 Fairhope Ave
Commission Expires: 9-11-17

