



THIS SPACE RESERVED FOR

2017-004668
Klamath County, Oregon
05/03/2017 01:40:00 PM
Fee: \$47.00

After recording return to:

Rebecca S. McNay Revocable Living Trust
5060 Swallow Court
Klamath Falls, OR 97601

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

Rebecca S. McNay Revocable Living Trust
5060 Swallow Court
Klamath Falls, OR 97601
File No. 167853AM

STATUTORY WARRANTY DEED

Gerald L. Powell and Donna H. Powell,

Grantor(s), hereby convey and warrant to

Rebecca S. McNay, Trustee of the Rebecca S. McNay Revocable Living 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:

**Lot 310, Replat of RUNNING Y RESORT, PHASE 4, FIRST ADDITION, 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 **\$237,000.00**.

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 27th day of April, 2017

Gerald L. Powell
Gerald L. Powell

Donna H. Powell
Donna H. Powell

State of Wyoming) ss
County of Johnson

On this 27th day of April, 2017, before me, Becky Gardiepy a Notary Public in and for said state, personally appeared Gerald L. Powell and Donna H. Powell, 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.

Becky Gardiepy
Notary Public for the State of Wyoming
Residing at: Butte, Wyo
Commission Expires: 5-30-18

