

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

2017-006352
Klamath County, Oregon
06/09/2017 03:55:00 PM
Fee: \$47.00



After recording return to:
Pensco Trust Company LLC Custodian
FBO Bruce Lehuquet, IRA
P.O. BOX 173859
Denver, CO 82173

Until a change is requested all tax
statements shall be sent to the
following address:
Pensco Trust Company LLC Custodian
FBO Bruce Lehuquet, IRA
P.O. BOX 173859
Denver, CO 82173

File No.: 7067-2857621 (EB)
Date: April 27, 2017

169435AM

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard D. Oelrich and Peggy Sue Oelrich, Grantor, conveys and warrants to **Pensco Trust Company LLC Custodian FBO Bruce Lehuquet, IRA**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 7 in Block 1 of Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$57,000.00**. (Here comply with requirements of ORS 93.030)

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 2 day of June, 2017.

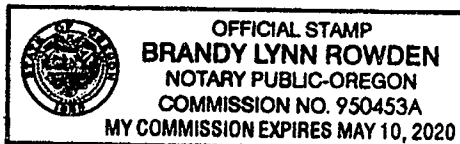
Richard D. Oelrich
Richard D. Oelrich

Peggy Sue Oelrich
Peggy Sue Oelrich

STATE OF Oregon)
)ss.
County of ~~Klamath~~ Linn)

This instrument was acknowledged before me on this 2nd day of June, 2017
by **Richard D. Oelrich and Peggy Sue Oelrich.**

Brandy Lynn Rowden



Notary Public for Oregon

My commission expires: 5-10-2020