



THIS SPACE RESERVED FOR

2017-008635  
Klamath County, Oregon  
08/01/2017 01:37:00 PM  
Fee: \$47.00

After recording return to:

James T. Whitcomb and Candace M. Whitcomb 2007  
Revocable Inter Vivos Trust dated May 17, 2007  
8200 Harpold RD  
Klamath Falls OR 97603

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

James T. Whitcomb and Candace M. Whitcomb 2007  
Revocable Inter Vivos Trust dated May 17, 2007  
Same as above

File No. 168777AM

### STATUTORY WARRANTY DEED

**Gary Long and Shirley Long, Trustees of the Gary and Shirley Long Family Trust, UTD December 3, 2014,**  
Grantor(s), hereby convey and warrant to

**James T. Whitcomb and Candace M. Whitcomb, Trustees of the James T. Whitcomb and Candace M. Whitcomb 2007 Revocable Inter Vivos Trust dated May 17, 2007,**

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:

**A parcel of land situated in the NE1/4 SW1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point 1558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence South 89° 54' West a distance of 326 feet to a point; thence North 0° 06' West 986 feet to the South high water line of Lost River; Thence Westerly along the South high water line of Lost River to the West line of the NE1/4 SW1/4; thence South along the West line of the E1/2 W1/2 to the South boundary line of said Section 30; thence East along said South section line to the Westerly right of way line of Harpold Road; thence Northerly along said Westerly right of way line of Harpold Road to a point North 89° 54' East 363 feet from the point of beginning; thence South 89° 54' West 363 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is **\$540,000.00**.

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

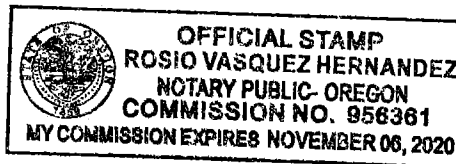
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31 day of July, 2017

Gary and Shirley Long Family Trust, UTD December 3, 2014

By: Gary Long  
Gary Long, Trustee

By: Shirley Long  
Shirley Long, Trustee



State of Oregon } ss  
County of Klamath }

On this 31 day of July, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Gary Long and Shirley Long, Trustees of the Gary and Shirley Long Family Trust UTD December 3, 2014, 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.

[Signature]  
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov 06, 2020