



THIS SPACE RESERVED FOR

2017-010621

Klamath County, Oregon

09/19/2017 01:51:00 PM

Fee: \$47.00

After recording return to:

Christine M. Gula

4643 Marsh Hawk Drive

Klamath Falls, OR 97601

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

Christine M. Gula

4643 Marsh Hawk Drive

Klamath Falls, OR 97601

File No. 184046AM

STATUTORY WARRANTY DEED

Richard L. Cournoyer, as Trustee of The Cournoyer Trust dated May 7, 1996 and W. Kent Pinster, as Trustee of The W. Kent Pinster Revocable Trust date October 16, 2007,

Grantor(s), hereby convey and warrant to

Christine M. Gula,

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 403 of Running Y Resort Phase 6, 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 **\$215,000.00.**

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 13 day of September, 2017

The Cournoyer Trust

By: Richard L. Cournoyer, Trustee
Richard L. Cournoyer, Trustee

The W. Kent Pinster Revocable Trust

By: W. Kent Pinster, Trustee
W. Kent Pinster, Trustee

State of California } ss
County of Contra Costa }

On this 13 day of September, 2017, before me, Jeannine L. Ortiz Notary Public, a Notary Public in and for said state, personally appeared Richard L. Cournoyer, as Trustee of The Cournoyer Trust and W. Kent Pinster, as Trustee of the W. Kent Pinster, 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.

Jeannine L. Ortiz Notary Public
Notary Public for the State of California
Residing at: Contra Costa Ct Walnut Creek
Commission Expires: Jan. 8, 2018

