



THIS SPACE RESERVED FOR R

2017-011207  
Klamath County, Oregon  
10/03/2017 10:49:00 AM  
Fee: \$57.00

After recording return to:

Larry L. Tharp and Diane L. Tharp

112 Elk Lane

Ariel, WA 98603

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

Larry L. Tharp and Diane L. Tharp

112 Elk Lane

Ariel, WA 98603

File No. 189110AM

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### STATUTORY WARRANTY DEED

**Peggy L. Ames, Patricia A. Kent and Susan M. Drabick, Successor Trustees of the Exemption Trust of the Blumenkamp Family Trust,**

Grantor(s), hereby convey and warrant to

**Larry L. Tharp and Diane L. Tharp, 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 11, Block 9, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion awarded to the State of Oregon by and through its Department of Transportation by Klamath County Circuit Court Case 1304330CV and recorded August 27, 2014 as 2014-008916**

### THIS DEED SIGNED IN COUNTERPART

The true and actual consideration for this conveyance is **\$16,000.00.**

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 18<sup>th</sup> day of Sept, 2017.

Peggy L. Ames, Patricia A. Kent and Susan M. Drabick, Successor Trustees of the Exemption Trust of the Blumenkamp Family Trust

By: \_\_\_\_\_  
Peggy L. Ames, Successor Trustee

By: Patricia A. Kent  
Patricia A. Kent, Successor Trustee

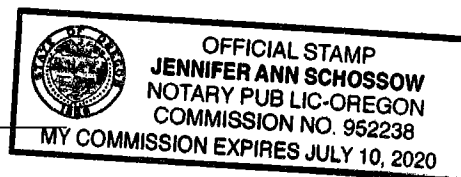
By: \_\_\_\_\_  
Susan M. Drabick, Successor Trustee

State of Oregon } ss  
County of Deschutes }

On this 18<sup>th</sup> day of September, 2017, before me, Jennifer A. Schossow a  
Notary Public in and for said state, personally appeared Patricia A. Kent as Successor Trustee,  
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.

Notary Public for the State of Oregon  
Residing at: Bend  
Commission Expires: 7-10-20



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 16 day of September, 2017.

Peggy L. Ames, Patricia A. Kent and Susan M. Drabick, Successor Trustees of the Exemption Trust of the Blumenkamp Family Trust

By: Peggy L. Ames Successor Trustee  
Peggy L. Ames, Successor Trustee

By: \_\_\_\_\_  
Patricia A. Kent, Successor Trustee

By: Susan M. Drabick Successor Trustee  
Susan M. Drabick, Successor Trustee

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of September, 2017, before me, \_\_\_\_\_ a  
Notary Public in and for said state, personally appeared \_\_\_\_\_,  
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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

*See  
attachment*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Cruz

On 9/16/17 before me,

Mehar-pal Khanna, Notary Public

(insert name and title of the officer)

personally appeared

Peggy L. Ames and Susan M Drabick  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)

