

**2017-011262**

**Klamath County, Oregon**

10/04/2017 10:36:00 AM

Fee: \$52.00

**Grantor Name and Address:**

MARK WINEKOFF  
8610 SANTA ROSA ROAD  
ATASCADERO, CA 93422

**Grantee Name and Address:**

MARK C. WINEKOFF, TRUSTEE  
KAREN M. WINEKOFF, TRUSTEE  
8610 SANTA ROSA ROAD  
ATASCADERO, CA 93422

**After recording, return to:**

CASEY ANDERSON  
O'NEILL & WOOLPERT  
1014 PALM STREET  
SAN LUIS OBISPO, CA 93401

**Until requested otherwise, send all tax statements to:**

MARK C. WINEKOFF, TRUSTEE  
KAREN M. WINEKOFF, TRUSTEE  
8610 SANTA ROSA ROAD  
ATASCADERO, CA 93422

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**WARRANTY DEED**

MARK WINEKOFF, a married man, as his sole and separate property, whose address is 8610 Santa Rosa Road, Atascadero, CA 93422 (referred to herein as "Grantor"), hereby conveys and warrants to MARK C. WINEKOFF AND KAREN M. WINEKOFF, TRUSTEES, or any successors in trust, under the MARK C. WINEKOFF FAMILY TRUST dated September 5, 2017 and any amendments thereto, whose address is 8610 Santa Rosa Road, Atascadero, CA 93422 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: Deer Run Road, Klamath Falls, OR 97601

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: September 19, 2017

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.

**GRANTOR:**

Mark Winekoff  
Mark Winekoff

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 San Luis Obispo )

On Sept. 19, 2017, before me, Pamela D. Contreras, the Notary Public, personally appeared Mark Winekoff, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

Pamela D. Contreras (Seal)  
Signature of Notary Public



**EXHIBIT A**

**Legal Description**

The following described real property in Klamath County, State of Oregon:

The SE1/4SW1/4SW1/4 of Section 36, Township 36 South, Range 11 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive 25-ft easement for roadway purposes across the most Southerly 25 feet of the SW1/4SW1/4SW1/4 of Section 36, Township 36 South, Range 11, E.W.M., and

TOGETHER WITH a non-exclusive 25-ft easement for roadway purposes across the most Northerly 25 feet of the NW1/4NW1/4NW1/4 of Section 1, Township 37 South, Range 11, E.W.M., and

TOGETHER WITH a non-exclusive 50-ft easement for roadway purposes from the Northwest corner of Section 1, Township 37 South, Range 11, E.W.M. to State Highway #140 adjacent to the West boundary line of Section 1, Township 37 South, Range 11, E.W.M.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*