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

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

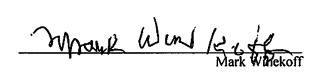
Property street address: Deer Run Road, Klamath Falls, OR 97601 EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: <u>Aptember 19, 2017</u>

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:



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 Obiso)		
COUNTY OF <u>San Luis</u> Obispo)		
On Sept. 19, 2017, before me, Public, personally appeared Mark Winkled satisfactory evidence to be the person(s) whose acknowledged to me that he/she/they executed the shis/her/their signature(s) on the instrument the personacted, executed the instrument.	name is subscribed t same in his/her/their au on(s), or the entity on	o the within instrument, and uthorized capacity, and that by behalf of which the person(s)
I certify under PENALTY OF PERJURY under the la paragraph is true and correct.	aws of the State of <u>C</u>	that the foregoing
Witness my hand and official seal. Signature of Notary Public	(Seal)	PAMELA D. CONTRERAS T COMM. # 2125209 EET NOTARY PUBLIC - CALIFORNIA O SAN LUIS OBISPO COUNTY O COMM. EXPIRES SEPT 25 2010

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 Williamette 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.

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