



THIS SPACE RESERVED FOR

**2017-011652**  
**Klamath County, Oregon**  
10/13/2017 11:04:00 AM  
Fee: \$52.00

After recording return to:

Bruce and Cathleen Whiteaker Living Trust

995 Peterson Ranch Rd

Templeton, CA 93465

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

Bruce and Cathleen Whiteaker Living Trust

995 Peterson Ranch Rd

Templeton, CA 93465

File No. 198369AM

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### STATUTORY WARRANTY DEED

**Scott Furman,**

Grantor(s), hereby convey and warrant to

**Bruce Whiteaker, Trustee and Cathleen Whiteaker, Trustee of the Bruce and Cathleen Whiteaker Living Trust,**

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:

**That portion of Lots Seventeen (17) and Eighteen (18), Block Twenty-Seven (27), Hot Springs Addition to the City of Klamath Falls, Oregon, beginning at a point Fifty (50) feet Northeasterly along the Northwesterly line of Earle Street, from the Southwestern corner of Block Twenty Seven (27), thence in a Northwesterly direction and parallel with Alameda a distance of One Hundred (100) feet; thence in a Northeasterly direction and parallel with Early Street a distance of Fifty (50) feet; thence in a Southeasterly direction and parallel with Alameda a distance of One Hundred (100) feet to a intersection with the Northwesterly line of Earle Street; thence Southwesterly along the Northwesterly line of Earle, a distance of Fifty (50) feet to the point of beginning, according to the duly recorded plat of said Addition on file and of Record in the Office of the County Clerk in and for Klamath County, State of Oregon.**

The true and actual consideration for this conveyance is **\$60,000.00.**

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:

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 8th day of October, 2017.

\_\_\_\_\_  
Scott Furman

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

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me,  
\_\_\_\_\_ a Notary Public in and for said state, personally appeared Scott Furman,  
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: \_\_\_\_\_

## 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 ALAMEDA

On 10/09/17 before me, G. Sagmit, Notary Public  
(insert name and title of the officer)

personally appeared SCOTT FURMAN  
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 G. Sagmit (Seal)

