



THIS SPACE RESERVED FOR

2018-001608

Klamath County, Oregon

02/09/2018 01:30:01 PM

Fee: \$47.00

After recording return to:

Michelle A Nelson

11143 Siskin Lane

Klamath Falls, OR 97601

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

Michelle A Nelson

11143 Siskin Lane

Klamath Falls, OR 97601

File No. 212577AM

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### STATUTORY WARRANTY DEED

**Douglas Grant Wierenga and Pamela Vogel Wierenga, Trustees of the Wierenga Joint Revocable Trust dated August 14, 2014, as amended and restated,**

Grantor(s), hereby convey and warrant to

**Michelle A Nelson,**

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 40, Running Y Resort, Phase 1, 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 \$375,000.00.

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 7<sup>th</sup> day of February, 2018

Wierenga Joint Revocable Trust

By: Douglas Grant Wierenga  
Douglas Grant Wierenga, Trustee

By: Pamela Vogel Wierenga  
Pamela Vogel Wierenga, Trustee

State of Oregon} ss.

County of Klamath} Tacoma

On this 7 day of February, 2018, before me, Melanie Valentine Smith, a Notary Public in and for said state, personally appeared Douglas Grant Wierenga and Pamela Vogel Wierenga known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Wierenga Joint Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melanie Valentine Smith  
Notary Public for the State of Oregon  
Residing at: Klamath County Tacoma County  
Commission Expires: 12/3/2018 11/29/19

