



THIS SPACE RESERVED FOR

2019-011300

Klamath County, Oregon

09/27/2019 02:08:01 PM

Fee: \$87.00

After recording return to:

James R. Boyd and Barbara A. Boyd, Trustees of the
Boyd Family Trust dated April 2, 2009

PO Box 752

Tulelake, CA 96134

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

James R. Boyd and Barbara A. Boyd, Trustees of the
Boyd Family Trust dated April 2, 2009

PO Box 752

Tulelake, CA 96134

File No. 317449AM

STATUTORY WARRANTY DEED

William T. Pence and Gretchen A. Pence, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James R. Boyd and Barbara A. Boyd, Trustees of the Boyd Family Trust dated April 2, 2009,

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 1035, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$365,000.00.

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:

2019-2020 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 26 day of September, 2019

William T. Pence
William T. Pence
Gretchen A. Pence
Gretchen A. Pence

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared William T. Pence and Gretchen A. Pence, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

