



THIS SPACE RESERVED FOR

2019-014231

Klamath County, Oregon

12/09/2019 09:00:00 AM

Fee: \$92.00

After recording return to:

William T. Pence and Gretchen A. Pence and Stanley J.

Pence Jr. and Diane L. Pence

828 Saddle Butte Dr.

Klamath Falls, OR 97601

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

William T. Pence and Gretchen A. Pence and Stanley J.

Pence Jr. and Diane L. Pence

828 Saddle Butte Dr.

Klamath Falls, OR 97601

File No. 330656AM

### STATUTORY WARRANTY DEED

**Beverly A. Pence, as to Parcels 1 and 2; and**

**Beverly A. Pence, as to all of her undivided 1/2 interest in Parcel 3,**

Grantor(s), hereby convey and warrant to

**William T. Pence and Gretchen A. Pence, as to an undivided 1/2 interest and Stanley J. Pence Jr. and Diane L. Pence, as to an undivided 1/2 interest,**

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$100,000.00.

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 5th day of Dec, 2019.

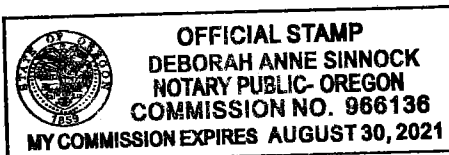
Beverly A. Pence  
Beverly A. Pence

State of OR } ss  
County of KLAMATH }

On this 5th day of Dec, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Beverly 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH Co.  
Commission Expires: 8-30-21



## EXHIBIT "A"

330656AM

### PARCEL 1:

The NE 1/4 of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 2:

The SW 1/4 SE 1/4 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Southeast corner of said SW 1/4 of SE 1/4 and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW 1/4 of SE 1/4 ; thence Easterly 800 feet, more or less, to the point of beginning.

### PARCEL 3:

A portion of the SW 1/4 of the SE 1/4 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said SW 1/4 of SE 1/4 and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW 1/4 of SE 1/4 ; thence Easterly 800 feet, more or less, to the point of beginning.