



THIS SPACE RESERVED FOR

2020-008503

Klamath County, Oregon

07/13/2020 01:20:45 PM

Fee: \$87.00

After recording return to:

Gareth Thomson

9507 Kestrel Rd

Klamath Falls, OR 97601

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

Gareth Thomson

9507 Kestrel Rd

Klamath Falls, OR 97601

File No. 378468AM

STATUTORY WARRANTY DEED

Brian Darnell and Traci Darnell, Trustess of the Darnell Family Trust dated April 30, 2008,

Grantor(s), hereby convey and warrant to

Gareth Thomson,

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 727, RUNNING Y RESORT, PHASE 9, 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 \$16,750.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

87

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 8 day of July, 2020.

The Darnell Family Trust

By: Brian Darnell Trustee

Brian Darnell, Trustee

By: Traci Darnell Trustee

Traci Darnell, Trustee

State of Wyoming } ss.

County of Johnson

On this 8 day of July, 2020, before me, Jamie Ann Jacobson, a Notary Public in and for said state, personally appeared Brian Darnell and Traci Darnell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Darnell Family Trust dated April 30, 2008, 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.

Jamie Ann Jacobson
Notary Public for the State of Wyoming
Residing at: Campbell County
Commission Expires: 12-12-2020

