

**2020-012388**

**Klamath County, Oregon**



00266357202000123880020024

09/28/2020 01:49:09 PM

Fee: \$87.00

**AFTER RECORDING, RETURN TO:**

**The Roemer Family Trust  
620 Hubble Street  
Davis, CA 95616**

**SEND TAX STATEMENTS TO:**

**The Roemer Family Trust  
620 Hubble Street  
Davis, CA 95616**

## **STATUTORY WARRANTY DEED**

**(ORS 93.850)**

**Manuel A. Carbahal and Debbie R. Carbahal, Trustees of the Manuel and Debbie Carbahal Family Trust dated June 10, 1992, with an address of 82 College Park, Davis, CA 95616 ("Grantor"), conveys and warrants to Oliver P. Roemer III and Heather McCaffery Roemer, Trustees of The Roemer Family Trust dated 6/10/94, with an address of 620 Hubble Street, Davis, CA 95616, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:**

**Lot 1004, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true consideration for this conveyance is \$7,500.00.**

**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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.**

DATED this 23 day of Sept., 2020.

Grantor

By: [Signature]

Manuel A. Carbahal, Trustee

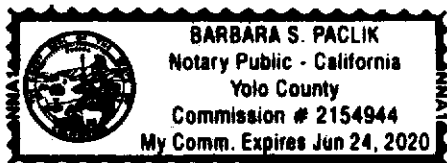
By: [Signature]

Debbie R. Carbahal, Trustee

STATE OF ~~OREGON~~ California

COUNTY OF Yolo } ss.

The foregoing instrument was acknowledged before me on this 23<sup>rd</sup> day of September, 2020, by **Manuel A. Carbahal and Debbie R. Carbahal, Trustees of the Manuel and Debbie Carbahal Family Trust dated June 10, 1992**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



The notary commission  
extended pursuant to  
Executive order  
N-63-20

[Signature]  
Printed Name: Barbara S. Paclik  
Notary Public in and for the State of  
California