



THIS SPACE RESERVED FOR

**2021-000812**  
**Klamath County, Oregon**  
01/19/2021 01:34:01 PM  
Fee: \$87.00

After recording return to:

Michael T. Daniel and Rochelle Marie Daniel  
4045 Fox Sparrow Drive  
Klamath Falls, OR 97601

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

Michael T. Daniel and Rochelle Marie Daniel  
4045 Fox Sparrow Drive  
Klamath Falls, OR 97601  
File No. 425299AM

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### STATUTORY WARRANTY DEED

**Dana Randolph and Nancy Randolph, Trustees of the Randolph Trust, dated April 21, 2005 as to Parcel 1 and**

**Dana Randolph and Nancy E. Randolph, Trustees of the Randolph Trust as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Michael T. Daniel and Rochelle Marie Daniel, husband and wife,**

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:

**PARCEL 1:**

**Lot 1207, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL 2:**

**Lot 1208, RUNNING Y RESORT, PHASE 13, TRACT 1429, 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 \$645,000.00.

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:

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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 16<sup>th</sup> day of January, 2021.

Randolph Trust

By: [Signature] Trustee  
Dana Randolph, Trustee

By: [Signature] trustee  
Nancy E. Randolph, Trustee

State of Arizona } ss.  
County of Pinal }

On this 16 day of January, 2021, before me, Linda C Cooper, a Notary Public in and for said state, personally appeared Dana Randolph and Nancy E. Randolph known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Randolph 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.

[Signature]  
Notary Public for the State of Arizona  
Residing at: Pinal County  
Commission Expires: 10/6/2023

