



2021-003841

Klamath County, Oregon

03/15/2021 03:51:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Gregory R. Cole and Melissa K. Cole

15175 Pyrola St

La Pine, OR 97739

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

Gregory R. Cole and Melissa K. Cole

15175 Pyrola St

La Pine, OR 97739

File No. 439423AM

STATUTORY WARRANTY DEED

**Oliver P. Roemer III and Heather McCaffrey Roemer who acquired title as Heather McCaffery Roemer,
Trustees of the Roemer Family Trust dated 6/10/94,**

Grantor(s), hereby convey and warrant to

Gregory R. Cole and Melissa K. Cole, as Tenants by the Entirety

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 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 and actual consideration for this conveyance is \$20,000.00.

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:

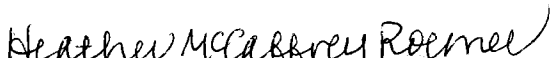
02

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 11 day of March, 2021.

The Roemer Family Trust dated 6/10/94


Oliver P. Roemer III, Trustee

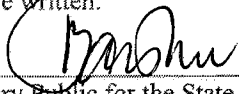

Heather ~~McCaffrey~~/Roemer, Trustee
McCaffrey

State of CALIFORNIA } ss.
County of YOLO }

*McCaffrey

On this 11th day of March, 2021, before me, BARBARA FIALA a Notary Public in and for said state, personally appeared Oliver P. Roemer III and Heather ~~McCaffrey~~ Roemer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the The Roemer Family Trust dated 6/10/94, 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.


Notary Public for the State of CALIFORNIA »
Residing at: YOLO County
Commission Expires: 12/30/2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

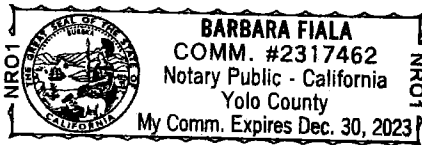
County of YOLO

On MARCH 11, 2021 before me, BARBARA FIALA, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared OLIVER P ROEMER III and HEATHER MCCAFFREY
Name(s) of Signer(s)

ROEMER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 3/11/2021 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____