



THIS SPACE RESERVED FOR

2021-010989

Klamath County, Oregon

07/16/2021 08:22:00 AM

Fee: \$87.00

After recording return to:

Tom Valenzuela and Carol Valenzuela

6350 Osprey Ln.

Klamath Falls, OR 97601

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

Tom Valenzuela and Carol Valenzuela

6350 Osprey Ln.

Klamath Falls, OR 97601

File No. 469915AM

STATUTORY WARRANTY DEED

Philip Chase Whitaker and Anne Elizabeth Whitaker, Trustees of the Whitaker Revocable Inter Vivos Trust dated August 14, 2003,

Grantor(s), hereby convey and warrant to

Tom Valenzuela and Carol Valenzuela, Trustees of the Tom Valenzuela and Carol Valenzuela Revocable Living Trust,

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 221, RUNNING Y RESORT, PHASE 3, 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 \$26,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 14 day of July, 2021

The Whitaker Revocable Inter Vivos Trust dated August 14, 2003

By: Philip Chase Whitaker
Philip Chase Whitaker, Trustee

By: Anne Elizabeth Whitaker
Anne Elizabeth Whitaker, Trustee

State of Oregon} ss.
County of Klamath}

On this 14 day of July, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Philip Chase Whitaker and Anne Elizabeth Whitaker known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Whitaker Revocable Inter Vivos Trust dated August 14, 2003, 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

