



2021-015385  
Klamath County, Oregon  
10/13/2021 08:31:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ronald J. Dace and Theresa Dace

11629 Merganser Road

Klamath Falls, OR 97601

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

Ronald J. Dace and Theresa Dace

11629 Merganser Road

Klamath Falls, OR 97601

File No. 495138AM

### STATUTORY WARRANTY DEED

**Maria T. Bradbury and Mark F. Bradbury, Trustees of the Maria T. Bradbury Revocable Trust U/A/D February 21, 2002, who acquired title as, Maria T. Bradbury, Trustee of the Maria T. Bradbury Revocable Trust U/A/D February 21, 2002**

Grantor(s), hereby convey and warrant to

**Ronald J. Dace and Theresa Dace, 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 100, RUNNING Y RESORT, PHASE 2, 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 \$780,000.00.

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:

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 12th day of Oct, 2021

The Maria T. Bradbury Revocable Trust U/A/D February 21, 2002

By: Maria T. Bradbury Trustee  
Maria T. Bradbury, Trustee

By: Mark F. Bradbury Trustee  
Mark F. Bradbury, Trustee

State of Oregon} ss.  
County of Klamath}

On this 12th day of October, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Maria T. Bradbury and Mark F. Bradbury known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the The Maria T. Bradbury Revocable Trust U/A/D February 21, 2002, 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 5/18/25

