



After recording return to:
Shandra Marie Lehigh and Wendell L.
Lehigh, Jr.
149931 Jerry Road
Lapine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Shandra Marie Lehigh and Wendell L.
Lehigh, Jr.
149931 Jerry Road
Lapine, OR 97739

File No.: 7064-2410076 (BC)
Date: March 13, 2015

543126 AM

THIS SPACE RESERVED FOR RECORD

2022-007340

Klamath County, Oregon

06/13/2022 12:18:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Pensco Trust FBO Blake Nonweiler IRA 20000439, Grantor, conveys and warrants to **Shandra Marie Lehigh and Wendell L. Lehigh, Jr. as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 7, Block 4, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$120,800.00**.^{*} (Here comply with requirements of ORS 93.030)
*This Deed is given in fulfillment of that memorandum of Contract recorded in Book 2015 page 004903 in Klamath County records.

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 12 day of May, 2015.

Pensco Trust FBO Blake Nonweiler IRA
20000439

Orpha Gutierrez
Pensco Trust FBO Blake Nonweiler, IRA
20000439

PENSCO Trust Company
By: Orpha Gutierrez
Its: Authorized Signatory

STATE OF Colorado)
)ss.
County of Denver)

This instrument was acknowledged before me on this 12 day of May, 2015
by **Pensco Trust**.

EMILY OSBORNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144035178
MY COMMISSION EXPIRES SEPTEMBER 9, 2018

Emily Osborne
Notary Public for Colorado
My commission expires: 9/9/18