



After recording return to:  
Margaret Ann Pena and Albert Pena  
4626 Coopers Hawk Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Margaret Ann Pena and Albert Pena  
4626 Coopers Hawk Road  
Klamath Falls, OR 97601

File No.: 7161-3951265 (SA)

Date: May 24, 2022

THIS SPACE RESERVED FOR RECORD

2022-008302

Klamath County, Oregon

07/07/2022 01:01:01 PM

Fee: \$87.00

### STATUTORY WARRANTY DEED

**Linda C. McPherson, Trustee of the McPherson Revocable Trust, dated November 16, 1995,**  
Grantor, conveys and warrants to **Margaret Ann Pena and Albert Pena, 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 829, Tract 1404, Replat of Lots 792-795 and 818-820 of Running Y Resort Phase 10,  
Tract 1394, according to the official plat thereof on file in the office of the County Clerk of  
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.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$640,000.00**. (Here comply with requirements of ORS 93.030)

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 6th day of July, 2022.

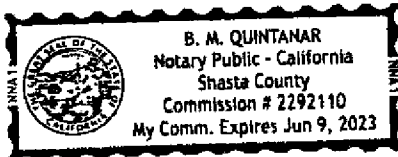
Linda C. McPherson, Trustee of the McPherson  
Revocable Trust, dated November 16, 1995

Linda C. McPherson

Linda C. McPherson, Trustee

STATE OF ~~Oregon~~ <sup>CA</sup> CALIFORNIA )  
County of ~~Shasta~~ <sup>CA</sup> SHASTA ) ss.

This instrument was acknowledged before me on this 6th day of July, 2022  
by Linda C. McPherson as ~~Trustee of the McPherson Revocable Trust, dated November 16, 1995, on~~  
~~behalf of the Trust BMC~~ <sup>BMC</sup>



B. M. Quintanar  
Notary Public for ~~Oregon~~ <sup>CA</sup> CALIFORNIA  
My commission expires: 06-09-23