



2022-011511
Klamath County, Oregon
09/23/2022 10:17:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mauri Peyton
1011 Turnberry Lane
Southlake, TX 76092

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

Mauri Peyton
1011 Turnberry Lane
Southlake, TX 76092
File No. 559267AM

STATUTORY WARRANTY DEED

**Bernard L. Simonsen & Rhea E. Simonsen,
Trustees of the Bernard L. Simonsen and Rhea E. Simonsen Trust dated March 20, 1986,**

Grantor(s), hereby convey and warrant to

Mauri Peyton,

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:

Parcel One:

**Lots 137 and 139, Running Y Resort Phase 2, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

Parcel Two:

**Lot 142, 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 \$970,000.00.

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:

2022-2023 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 22 day of September, 2022

The Bernard L. Simonsen and Rhea E. Simonsen Trust

By: [Signature]
Bernard L. Simonsen, Trustee

By: [Signature]
Rhea E. Simonsen, Trustee

State of Oregon} ss.
County of Klamath}

On this 22 day of September, 2022, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally appeared Bernard L. Simonsen and Rhea E. Simonsen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Bernard L. Simonsen and Rhea E. Simonsen Trust, 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

