



2022-013640
Klamath County, Oregon
11/23/2022 09:06:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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

10537 Kestrel Rd.

Klamath Falls, OR 97601

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

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

10537 Kestrel Rd.

Klamath Falls, OR 97601

File No. 569502AM

STATUTORY WARRANTY DEED

William J. Leydig and Kathleen D. Marcelli, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

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

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 206, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$30,000.00.

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 15 day of NOV, 2022

William J. Leydig
William J. Leydig

State of _____ } ss.
County of _____ }

On this _____ day of November, 2022, before me, _____ a Notary Public in and for said state, personally appeared William J. Leydig, known to me to be the _____ of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of CA
Residing at: SAN MATEO
Commission Expires: 1/29/23

*see attached
sp*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

San Mateo

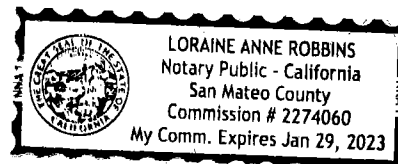
On NOV 15 2022 before me, Lorraine Anne Robbins Notary Public
(insert name and title of the officer)

personally appeared WILLIAM J. LEYDIG
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorraine Anne Robbins
Signature (Seal)



Dated this 15 day of November, 2022

Kathleen D. Marcelli
Kathleen D. Marcelli

State of California } ss.
County of El Dorado

On this 15 day of November, 2022, before me, Cheri Charles a Notary Public in and for said state, personally appeared Kathleen D. Marcelli known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cheri Charles
Notary Public for the State of California
Residing at: El Dorado Hills
Commission Expires: 8/28/2025

