

2023-001054

Klamath County, Oregon

02/15/2023 10:45:02 AM

Fee: \$92.00

After recording, return to:

Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

Until a change is requested,
all tax statements should be sent to:

Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

WARRANTY DEED

Under ORS 93.850

The grantor,

W. Michael Pence and Judith M. Pence, Co-Trustees of the Pence Revocable
Inter-Vivos Trust, u/d/t May 28, 1987

for the true and actual consideration of \$4500.00,

CONVEYS AND WARRANTS to the grantee,

Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 24, Block 31 [REDACTED] First Addition to Klamath Forest Estates as
recorded in Klamath County, Oregon

-Re-recorded at the request of Klamath County Assessor to
correct an error in the Legal Description, previously recorded as
fee # 2023-000633
Parcel ID: 3510-022D0-05500

And commonly known as: 2.44 acre(s) parcel

Source of Title:

Being the same property granted to W. Michael Pence and Judith M. Pence as describe in Vol M87 Page 11664 of the records of Klamath County, OR, recorded on 07/02/1987

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 26 day of January, 20 23, in the presence of:

Judith M Pence
Signature
Judith M PENCE
Print Name
Trustee
Capacity

W. Michael Pence
Signature
W. Michael Pence
Print Name
Trustee
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California
COUNTY OF Orange

On this 26 day of January, 20 23, before me, Notary Public in and for said state, personally appeared Judith M Pence and W. Michael Pence

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: [Signature]
Print Name: Keyrah Reed
Title: Notary Public
My Commission Expires: 09.23.2024

