

2023-005769

Klamath County, Oregon

07/12/2023 01:16:02 PM

Fee: \$87.00



After recording return to:
Stemple Living Trust
6625 Willet Way
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Stemple Living Trust
6625 Willet Way
Klamath Falls, OR 97601

File No.: 7161-4072266 (SA)
Date: June 05, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John D. Monfore and Linda A. Monfore, Trustees of the Monfore Family Trust, Grantor, conveys and warrants to **Peter L. Stemple and Billee K. Stemple, Trustees or their successors in trust under the Stemple Living Trust dated March 29th, 2004, and any amendments thereto.**, 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 944 RUNNING Y RESORT, PHASE 11, FIRST ADDITION, 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.

The true consideration for this conveyance is **\$880,000.00**. (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 11th day of JULY, 2023.

John D. Monfore and Linda A. Monfore, Trustees
of the Monfore Family Trust

John D. Monfore
John D. Monfore, Trustee

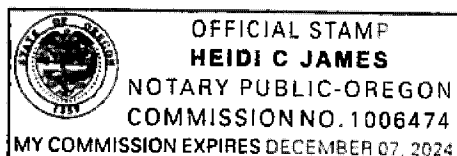
Linda A. Monfore
Linda A. Monfore, Trustee

STATE OF Oregon)

County of Klamath)

) ss.

This instrument was acknowledged before me on this 11th day of JULY, 2023
by John D. Monfore and Linda A. Monfore as Trustees of the Monfore Family Trust, on behalf of the Trust.



Heidi C. James

Notary Public for Oregon

My commission expires: 12/07/2024