



2024-001895
Klamath County, Oregon
03/13/2024 10:06:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles Hoffman and Deidra Hoffman

21658 Arden Way

Anderson, CA 96007

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

Charles Hoffman and Deidra Hoffman

21658 Arden Way

Anderson, CA 96007

File No. 622171AM

STATUTORY WARRANTY DEED

**Philip Chase Whitaker and Anne Elizabeth Whitaker, Trustees of the Whitaker Family Revocable
Inter vivos Trust, August 14, 2003,**

Grantor(s), hereby convey and warrant to

Charles Hoffman and Deidra Hoffman, Trustees of the Hoffman 2012 Trust Dated October 16, 2012,

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 544 of RUNNING Y RESORT, PHASE 5, 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 \$665,000.00.

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 5 day of March, 2024

Whitaker Family Revocable Inter vivos Trust, August 14, 2003

By: [Signature]
Philip Chase Whitaker, Trustee

By: [Signature]
Anne Elizabeth Whitaker, Trustee

State of Oregon } ss.
County of Clatsop }

On this 5 day of March, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Philip Chase Whitaker & Anne Elizabeth Whitaker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Whitaker Family Revocable Inter vivos Trust, August 14, 2003, 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: [Signature]
Commission Expires: 3/7/26

