



2024-005502  
Klamath County, Oregon  
06/28/2024 02:26:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gordon Sawser and Mary Anne Sawser

10162 Dowitcher Rd.

Klamath Falls, OR 97601

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

Gordon Sawser and Mary Anne Sawser

10162 Dowitcher Rd.

Klamath Falls, OR 97601

File No. 636675AM

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### STATUTORY WARRANTY DEED

**David Frederick Woerner III Karla Jeanne Woerner, Trustees of the DKW Trust dated September 28, 2023, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Gordon Sawser and Mary Anne Sawser, as Tenants by the Entirety,**

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 505 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 \$32,000.00.**

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 28th day of June, 2024.

DKW Trust

By: David Frederick Woerner III  
David Frederick Woerner III, Trustee

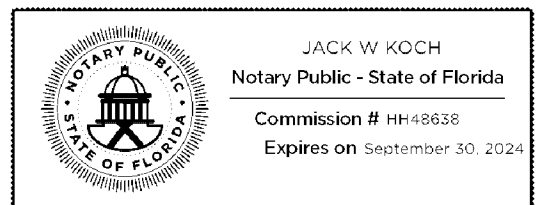
By: Karla Jeanne Woerner  
Karla Jeanne Woerner, Trustee

State of Florida } ss.  
County of Pasco }

On this 28th day of June, 2024, before me, Jack W Koch, a Notary Public in and for said state, personally appeared David Frederick Woerner III and Karla Jeanne Woerner known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the DKW Trust, and acknowledged to me that he/she/they executed the same as Trustee.  
identified by Texas driver license David Frederick Woerner affirmed he is one and the same as David Frederick Woerner III

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jack W Koch  
Notary Public for the State of Florida »  
Residing at: Pasco  
Commission Expires: 09/30/2024



Notarized remotely online using communication technology via Proof.