



2024-005897
Klamath County, Oregon
07/09/2024 02:59:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brett Pemble and Christina Pemble

15682 Highway 66

Keno, OR 97627

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

Brett Pemble and Christina Pemble

15682 Highway 66

Keno, OR 97627

File No. 636609AM

STATUTORY WARRANTY DEED

Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of The Bruce and Cathleen Whiteaker Living Trust dated March 28, 2016,

Grantor(s), hereby convey and warrant to

Brett Pemble and Christina Pemble, with right of survivorship,

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:

See Exhibit "A"

The true and actual consideration for this conveyance is \$330,000.00.

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:

Real property taxes due, if any, but not yet payable

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 2 day of July 2024.

The Bruce and ~~Cathleen Whiteaker~~ Living Trust dated March 28, 2016

By: [Signature]

Bruce Robert Whiteaker, trustee

By: [Signature]

Cathleen Whiteaker, trustee

State of California } ss
County of San Luis Obispo

On this 2nd day of July, 2024, before me, Mary Gerber a Notary Public in and for said state, personally appeared Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, as Trustees of The Bruce and Cathleen Whiteaker Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. 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 California
Residing at: Templeton, CA
Commission Expires: 2/19/2028

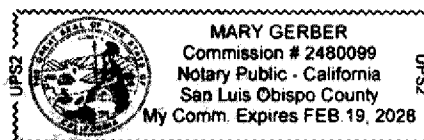


EXHIBIT "A"

PARCEL 1:

Those parcels of land located in the NE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Highway 66 where the Range line between Ranges 7 and 8 East of the Willamette Meridian crosses said Highway;
thence West along said South line, a distance of 198 feet to a point;
thence South and parallel to said Range line, a distance of 220 feet to the true point of beginning of this description; thence continuing South, a distance of 220 feet;
thence East a distance of 198 feet to the Range line;
thence North along the Range line, a distance of 220 feet;
thence West a distance of 198 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the South line of Highway 66 where the Range line between Ranges 7 and 8 East of the Willamette Meridian crosses said Highway line;
thence West along said South line of said Highway, a distance of 198 feet to a point on said South line;
thence South and parallel with said Range line, a distance of 220 feet to a point;
thence East at right angles to said Range line, a distance of 198 feet to a point on said Range line;
thence north along said Range line, a distance of 220 feet to the point of beginning.