



THIS SPACE RESERVED FOR RECORDER'S USE

2026-001332
Klamath County, Oregon
02/12/2026 08:44:01 AM
Fee: \$92.00

After recording return to:

Phillip Belcher and Chey Hanover
13013 Kann Springs Ln.
Keno, OR 97627

Until a change is requested all tax statements shall be

sent to the following address:

Phillip Belcher and Chey Hanover
13013 Kann Springs Ln.
Keno, OR 97627
File No. 1049657

STATUTORY WARRANTY DEED

Wayne R. Ackroyd, as Successor Trustee of the Michael Ackroyd Trust, Grantor(s), hereby convey and warrant to

Phillip Belcher and Chey Hanover 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 3, Block 9, First Addition to Keno Whispering Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$398,000.00.

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: 02/11/2026

Michael Ackroyd Trust

By: Wayne R. Ackroyd
Wayne R. Ackroyd, Successor Trustee

State of Florida

County of Duval

On this 11th day of February 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Wayne R. Ackroyd**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the **Michael Ackroyd Trust**, and acknowledged to me that he/she/they executed the same as Successor Trustee. Driver License used for ID.

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

Ashley Postell
Ashley Postell
Notary Public for the State of Florida
Residing at: Duval Florida
Commission Expires: 11/11/2028

