

1999 AUG 11 PM 3:19

MT48709-PS  
WARRANTY DEED

Vol M99 Page 32444

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
EDGAR L. CHILDRES and VIRGINIA S. CHILDRES, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 2 in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

TAX ACCOUNT NO.: 3612-02000-00900


SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 40,000.00.

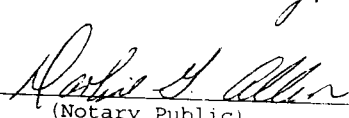
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 308 OLEANDER AVE., BAKERSFIELD, CA 93304

Dated this 11th day of August, 1999.

  
KERRY S. PENN

State of Calif.  
County of Shasta

This instrument was acknowledged before me on Aug. 4, 1999 by KERRY  
S. PENN.

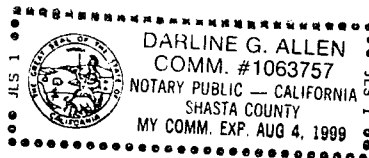
  
(Notary Public)

My commission expires 8-4-99

ESCROW NO. MT48709-PS

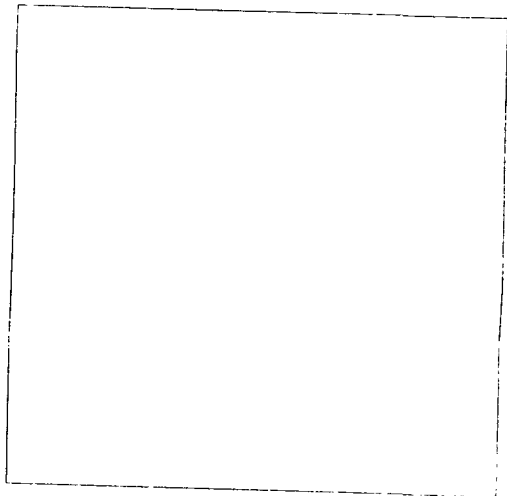
Return to:

EDGAR L. CHILDRES  
308 OLEANDER AVE.  
BAKERSFIELD, CA 93304



State of Oregon, County of Klamath  
Recorded 8/11/99, at 3:19 p.m.  
In Vol. M99 Page 32444  
Linda Smith,  
County Clerk Fee \$ 30.00

1999 AUG 11 PM 3:19



MTC 48878

After recording return to:  
Christy Melhorn  
PRESTON GATES & ELLIS LLP  
222 SW Columbia Street, Suite 1400  
Portland, OR 97201

### APPOINTMENT OF SUCCESSOR TRUSTEE

40749-00001/Scott, Williams A.

KNOW ALL MEN BY THESE PRESENTS, that William A. Scott and Laurey Sullivan, as Tenants by the Entirety, are the grantors, and AmeriTitle is the trustee, and Six Rivers National Bank is the beneficiary under that certain trust deed dated April 15, 1997, and recorded on May 1, 1997, in Volume M97, Page 13270 in the Microfilm Records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints Linda Johannsen, an attorney who is an active member of the Oregon State Bar, whose address is 222 SW Columbia Street, Suite 1400, Portland, OR 97201-6632, as successor trustee under said trust deed, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

32446

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

DATED 8/3, 1999.

**Six Rivers National Bank**

(Signature)

Name

Title

*Roger Fox*

Roger Fox

Special Assets Dept Manager

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

SEE ATTACHMENT

This instrument was acknowledged before me on August \_\_\_\_\_, 1999, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Notary Public for \_\_\_\_\_

(SEAL)

My Commission/Appointment expires: \_\_\_\_\_

APPOINTMENT OF SUCCESSOR TRUSTEE	
RE: Trust Deed from	William A. Scott, Grantor
To	
Linda Johannsen, Trustee	
40749-00001	

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

32447

State of California

County of

Humboldt

SS.

On Aug. 03, 1999, before me,

Date

T. Tiffes, Notary Public

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

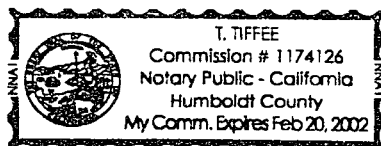
Roger Fox

Name(s) of Signer(s)

☒ personally known to me  
proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Place Notary Seal Above

T. Tiffes  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Appointment of Successor Trustee

Document Date: 08/03/99 Number of Pages: (2) Two

Signer(s) Other Than Named Above: None

### Capacity(ies) Claimed by Signer

Signer's Name: Roger Fox

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: Special Assets Dept. Manager

Signer Is Representing: 2x Rivers National Bank

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here