

MTL 87232-DS

THIS SPAC

2010-003478

Klamath County, Oregon



00081463201000034780040044

After recording return to:

DAVID J. REID

6551 Onyx Ave.

Klamath Falls, OR 97603

03/18/2010 03:20:43 PM

Fee: \$52.00

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

DAVID J. REID

6551 Onyx Ave.

Klamath Falls, OR 97603

Escrow No. MT87232-DS

Title No. 0087232

SWD r.012910

STATUTORY WARRANTY DEED

ERIC B. CHILDERS AND SETH A. CHILDERS, SUCCESSOR TRUSTEES OF THE BARBARA L. CHILDERS LIVING TRUST U/A 9/13/93, Grantor(s) hereby convey and warrant to **DAVID J. REID**, 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 4 of EMPIRE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$60,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

52pmt

Dated this 13 day of March, 2010

THE BARBARA L. CHILDERS LIVING TRUST U/A 9/13/93

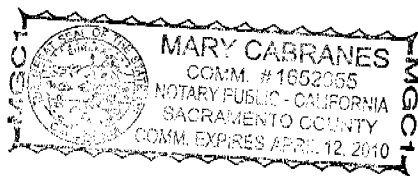
BY: *Eric B. Childers*
ERIC B. CHILDERS, SUCCESSOR TRUSTEE

BY: _____
SETH A. CHILDERS, SUCCESSOR TRUSTEE

State of California
County of Sacramento

This instrument was acknowledged before me on March 13, 2010 by ERIC B. CHILDERS AND ~~SETH A. CHILDERS~~, SUCCESSOR TRUSTEES OF THE BARBARA L. CHILDERS LIVING TRUST U/A 9/13/93.

Mary Cabranes
(Notary Public for ~~Oregon~~ California)
My commission expires 4.12.2010



Dated this 12th day of March, 2010.

THE BARBARA L. CHILDERS LIVING TRUST U/A 9/13/93

BY: _____
ERIC B. CHILDERS, SUCCESSOR TRUSTEE

BY: *Seth A. Childers*
SETH A. CHILDERS, SUCCESSOR TRUSTEE

State of California
County of _____

This instrument was acknowledged before me on _____, 2010 by ERIC B. CHILDERS AND SETH A. CHILDERS, SUCCESSOR TRUSTEES OF THE BARBARA L. CHILDERS LIVING TRUST U/A 9/13/93.

(Notary Public for Oregon)

My commission expires _____

see attached



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Trinity

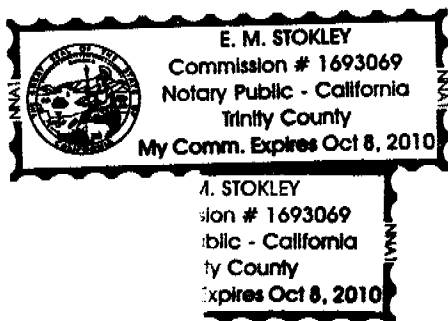
On March 12, 2010 before me, E. M. Stokley

Date

Here Insert Name and Title of the Officer

personally appeared Seth A. Childers

Name(s) of Signer(s)



Place Notary Seal Above

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

E. M. Stokley
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: Statutory Warranty Deed

Document Date: March 12, 2010

Number of Pages: 2

Signer(s) Other Than Named Above: Eric B Childers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Seth A. Childers

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Barbara L Childers Living Trust w/a 9/13/93

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here