

2011-013607

Klamath County, Oregon



00111153201100136070020021

12/08/2011 03:16:55 PM

Fee: \$42.00

Grantors names:

Eric M. Russell and
Katherine M. Russell

Tax Statement should be sent

To Grantee at the following

Address:

Trustees of the Russell Family Trust
790 Quiet Gable Court
Brentwood, CA 94513

After recording return to:

Richard Fairelo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

Returned @ County

WARRANTY DEED

The undersigned ERIC M. RUSSELL and KATHERINE M. RUSSELL, conveys and warrants to ERIC M. RUSSELL and KATHERINE M. RUSSELL, as Co-Trustees of the RUSSELL LIVING TRUST dated June 27, 2011, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

Lot 95, Tract 1472, RIDGEWATER SUBDIVISION, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 3rd day of DECEMBER, 2011.

ERIC M. RUSSELL

KATHERINE M. RUSSELL

STATE OF California]
County of Santa Clara]

This instrument was acknowledged before me on this _____ day of _____, 20____
by ERIC M. RUSSELL and KATHERINE M. RUSSELL.

SEE ATTACHED 12-03-2011
Notary Public, California CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of CONTRA COSTA

On DEC 3, 2011 before me, MARIA ELENA GARCIA ASUNCION, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared ERIC MELVIN RUSSELL AND KATHERINE MARGARET RUSSELL
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature: [Handwritten Signature]

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: WARRANTY DEED

Document Date: 12-03-2011 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: ERIC MELVIN RUSSELL

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



Signer's Name: KATHERINE MARGARET RUSSELL

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

