

1st 2023033-SFA

2013-001207

Klamath County, Oregon

02/01/2013 01:56:45 PM

Fee: \$47.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Lynn S Pritchett
9232 St Andrews Circle
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Lynn S Pritchett
9232 St Andrews Circle
Klamath Falls, OR 97603

File No.: 7021-2023033 (SFA)
Date: January 14, 2013

STATUTORY WARRANTY DEED

Helen J Cheyne initial trustee or the successor trustee of the Helen J Cheyne 1995 Trust, dated June 5, 1995, Grantor, conveys and warrants to **Lynn S Pritchett**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Unit No. C, Building 5, Stage III, Tract 1271-Shieldcrest Condominiums, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that interest in common areas as disclosed by Declaration of Shield Crest Condominiums, recorded April 23, 1991 and Supplemented by Supplemental Declaration, and recorded June 11, 1996 in Volume M96 page 17161, Deed records of Klamath County, Oregon.

ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration, recorded in Volume M84 page 4256, and in Easement recorded May 23, 1990 in Volume M90 page 9828, Deed records of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$175,000.00**. (Here comply with requirements of ORS 93.030)

F47-

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 31 day of January, 2013.

Helen J Cheyne initial trustee or the
successor trustee of the Helen J Cheyne
1995 Trust, dated June 5, 1995

Tracy Gideon
Tracy Gideon, Successor Trustee

Dana Russell
Dana Russell, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of January, 2013
by as of Helen J Cheyne initial trustee or the successor trustee of the Helen J Cheyne 1995 Trust, dated
June 5, 1995, on behalf of the .

Shawna D. Ross

Washington
Notary Public for Oregon
My commission expires: 10-16-16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

On

Jan. 31, 2013

before me,

Anthony L. Wingfield, Notary Public

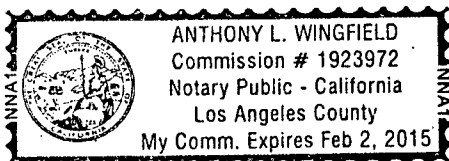
Here Insert Name and Title of the Officer

personally appeared

Tracy Gideon

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.

Signature

Anthony L. Wingfield

Signature of Notary Public

Place Notary Seal Above

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:

Jan. 31, 2013

Number of Pages:

Signer(s) Other Than Named Above:

Dana Russell

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Tracy Gideon

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

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:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing:

HERSELF

Signer Is Representing: