



THIS SPACE RESERVED FOR

**2014-004259**  
Klamath County, Oregon  
05/01/2014 09:40:28 AM  
Fee: \$67.00

After recording return to:

Edward E. Gibson

5576 Lockford Dr.

Klamath Falls, OR 97603

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

Edward E. Gibson

5576 Lockford Dr.

Klamath Falls, OR 97603

Escrow No. MT100649SH

Title No. 0100649

SWD r.020212

### STATUTORY WARRANTY DEED

**Dewey O. Eastman, II & Patricia Jane Franklin, as Successor Co-Trustees of the Revocable Trust  
of Dewey O. Eastman and Elizabeth B. Eastman dated May 31, 1978,**

Grantor(s), hereby convey and warrant to

**Edward E. Gibson and Jessica M. Gibson, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$77,500.00**.

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:

*Hel-*

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 24 day of April 20, 14.

Revocable Trust of Dewey O. Eastman and Elizabeth B. Eastman

BY:

Patricia Jane Franklin, Successor Co-Trustee

BY:

Dewey O. Eastman II  
Dewey O. Eastman, II, Successor Co-Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF \_\_\_\_\_

On APRIL 24<sup>th</sup> 2014 before me, MORGAN O'REILLY personally appeared Dewey O. Eastman, II & Patricia Jane Franklin, as Successor Co-Trustees of the Revocable Trust of Dewey O. Eastman and Elizabeth B. Eastman personally known to me (or 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 executed the same in authorized capacity(ies), and that by his 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.

Signature

Morgan O'Reilly

Notary Public  
See Attached

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Santa Cruz

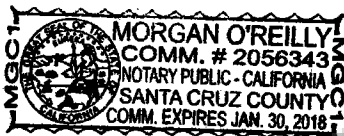
On April 24th 2014 before me, Morgan O'Reilly, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Dewey O. Eastman II  
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: Morgan O'Reilly  
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: 04/24/14 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☒ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



After recording return to:

Edward E. Gibson

5576 Lockford Dr.

Klamath Falls, OR 97603

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

Edward E. Gibson

5576 Lockford Dr.

Klamath Falls, OR 97603

Escrow No. MT100649SH

Title No. 0100649

SWD r.020212

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**STATUTORY WARRANTY DEED**

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Dated this 29 day of April, 2014.

Revocable Trust of Dewey O. Eastman and Elizabeth B. Eastman

BY: Patricia Jane Franklin  
Patricia Jane Franklin, Successor Co-Trustee

BY: \_\_\_\_\_  
Dewey O. Eastman, II, Successor Co-Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF SHASTA

On 4/29/14, 2014 before me, Matthew K Swope personally appeared Dewey O. Eastman, II & Patricia Jane Franklin, as Successor Co-Trustees of the Revocable Trust of Dewey O. Eastman and Elizabeth B. Eastman personally known to me (or 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 executed the same in authorized capacity(ies), and that by 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

Signature \_\_\_\_\_

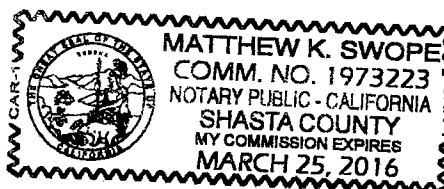


EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point on the South line of Bristol Avenue which lies North 89° 38' East 807.55 feet and South 0° 21' East 30 feet from the Northwest corner of S1/2 of S1/2 of NW1/4 of SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 38' East along said right of way line, 83.6 feet; thence South 0° 22' East 148.64 feet; thence South 68° 00' West 89.93 feet; thence North 0° 22' West 181.8 feet, more or less, to the point of beginning, being in the S1/2 of S1/2 of NW1/4 of SW1/4 of said Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Unofficial  
Copy