



**2014-012836**

**Klamath County, Oregon**

**12/12/2014 10:58:10 AM**

**Fee: \$57.00**

After recording return to:

Thomas J. Gallacher

PO Box 242

Boulder Creek, CA 95006

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

Thomas J. Gallacher

PO Box 242

Boulder Creek, CA 95006

Escrow No. MT102348SH

Title No. 0102348

SWD r.020212

### STATUTORY WARRANTY DEED

**Arnold B. Advocate and Alexandra D. Advocate, Trustees of the Arnold B. Advocate and Alexandra D. Advocate trust agreement dated November 5, 1992,**

Grantor(s), hereby convey and warrant to

**Thomas J. Gallacher, a Single, Unmarried Man,**

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:

Lots 16 and 17, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

ALSO beginning at the Southeast corner of Lot 17, Block 13, FAIRVIEW ADDITION; thence North 100 feet; thence East 44 feet; thence South 100 feet; thence West 44 feet to the point of beginning, being in the NW 1/4 SE 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

\$57.00  
amt

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 9 day of December, 2014

Arnold B. Advocate and Alexandra D. Advocate, Trustees  
of the Arnold B. Advocate and Alexandra D. Advocate  
trust agreement dated November 5, 1992

(X) Arnold B. Advocate, Trustee  
Arnold B. Advocate, Trustee

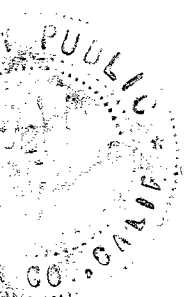
(X) Alexandra D. Advocate, Trustee  
Alexandra D. Advocate, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Arnold B. Advocate and Alexandra D. Advocate, Trustees of the Arnold B. Advocate and Alexandra D. Advocate trust agreement dated November 5, 1992.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_



STATE OF California ) SS  
COUNTY OF Sonoma )

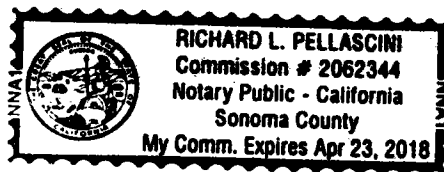
On December 9 2014, before me, Richard L. Pellascini, Notary Public, personally appeared Alexandra D. Adreucate, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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

Richard Pellascini



My Commission Expires: April 23, 2018

*This area for official notarial seal*

Notary Name: Richard L. Pellascini

Notary Phone: (707) 823-6475

Notary Registration Number: 2062344

County of Principal Place of Business: Sebastopol  
California, 95472

SONOMA COUNTY  
NOTARY PUBLIC  
RICHARD L. PELLASCINI  
COMMISSION # 2062344  
EXPIRES APR 23, 2018

STATE OF California ) SS  
COUNTY OF Sonoma )

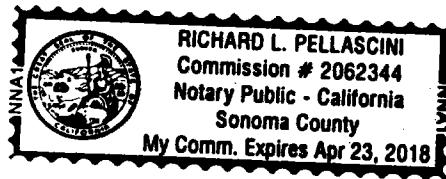
On December 10 2014, before me, Richard L. Pellascini, Notary Public, personally appeared Arnold Badvocate, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

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