

2015-003401

Klamath County, Oregon



00167775201500034010030034

04/14/2015 08:12:58 AM

Fee: \$52.00

After recording, return to and send tax statements to: Douglas B. Ashby, 1114 Slumber Pass, San Antonio, TX 78260

WARRANTY DEED

For good and valuable consideration of the sum of One Dollars (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Mary J. Ashby, Trustee of the Ashby Revocable Inter Vivos Trust (hereinafter "Grantor"), on April 1, 2015, does hereby bargain, grant, deed, and convey to Douglas B. Ashby of 1114 Slumber Pass, San Antonio, TX 78260 (hereinafter "Grantee"), the following land parcel located in the County of Klamath, State of OR, free and clear with Warranty Covenants:

Tract 1114, Block 2, Lot 6, Acres 20.29, MAP: R-3610-02200-00800-000, CODE: 008 (hereinafter the "Property").

Also known by street address as: Tract 1114, Block 2, Lot 6, Acres 20.29, MAP: R-3610-02200-00800-000, CODE: 008, Sprague River, OR 97639.

Assessor's Parcel Number: R335532.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use, and other laws and regulations.

To have and to hold same, together with all the buildings, improvements, and appurtenances thereto, if any, to the Grantee, its heirs, successors or assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, successors, and assigns, that Grantor lawfully owns the above-described Property in fee simple absolute; that it has a good right to convey; that the Property is free from all encumbrances; that Grantee shall quietly enjoy the Property; that Grantor and its heirs, successors, and assigns and all persons acquiring any interest in the Property granted, through or for Grantor, will, on demand of Grantee, or its heirs, successors, or assigns, and at the expense of Grantee, its heirs, successors, or assigns, execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the Property so granted to Grantee, its heirs, successors, and assigns against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on 4-1-^{mja}~~15~~, 2015.

GRANTOR

Mary J. Ashby, Trustee
Mary J. Ashby, Trustee

NOTARY PUBLIC

STATE OF CA

COUNTY OF Butte

On April 1, 2015 before me, Kristy Lico, Notary Public, personally appeared Mary J. Ashby, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (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.

Signature Kristy Lico

Affiant: X Known Unknown

ID Produced Yes

Notary Signature Kristy Lico, Notary Public

My notary expires: 4-11-15

Seal.

See attachment

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Butte

On 4-1-15 before me, Kristy Lico, Notary Public (here insert name and title of the officer),

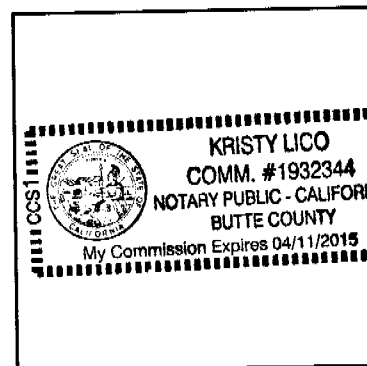
personally appeared Mary J. Ashby

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 Kristy Lico, Notary Public



Notary Seal

