

182334141-AF



After recording return to:  
City of Klamath Falls  
PO Box 237  
Klamath Falls, OR 97601

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

File No.: 7021-2334141 (ALF)  
Date: October 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**George Daggett Flitcraft Trustees of the Flitcraft Family Trust, dated June 3, 1993, as to an undivided 3/4 interest and Virginia J August Crapo Trustee of the Crapo Trust as to an undivided 1/4 interest, as to Parcel One**

and

**George Daggett Flitcraft Trustees of the Flitcraft Family Trust dated June 3, 1993, as to Parcel Two**, Grantor, conveys and warrants to **City of Klamath Falls**, 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:

### Parcel One

**Lots 9, 10, 11, 12 and 13, in Block 2 of CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

### Parcel Two

**Lots 14, 15 and 16 in Block 2 of CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk 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.

F.  
62.00

APN: **R413047**

Statutory Warranty Deed  
- continued

File No.: **7021-2334141 (ALF)**

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

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 11 day of Dec, 2015.

George Daggett Flitcraft Trustees of the  
Flitcraft Family Trust

George Daggett Flitcraft  
George Daggett Flitcraft, Successor Trustee

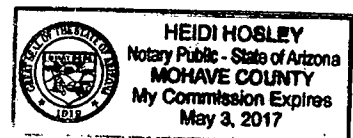
Virginia J August Crapo Trustee of the Crapo  
Trust

Virginia J August Crapo, Successor Trustee

STATE OF Arizona )  
County of Mohave )ss.

This instrument was acknowledged before me on this 11 day of Dec, 2015  
by George Daggett Flitcraft as trustee of Flitcraft Family Trust, on behalf of the .

[Signature]  
Notary Public for US BANK/ARIZONA  
My commission expires:



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 14 day of DECEMBER, 2015.

George Daggett Flitcraft Trustees of the  
Flitcraft Family Trust

Virginia J August Crapo Trustee of the Crapo  
Trust

\_\_\_\_\_  
George Daggett Flitcraft, Successor Trustee

Virginia J. August Crapo  
Virginia J August Crapo, Successor Trustee

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by George Daggett Flitcraft as trustee of Flitcraft Family Trust, on behalf of the .

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires:

APN: R413047

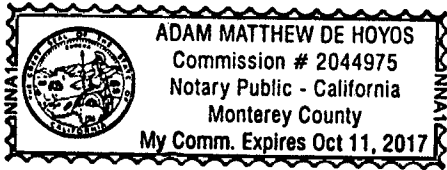
Statutory Warranty Deed  
- continued

File No.: 7021-2334141 (ALF)

STATE OF CALIFORNIA )  
 )ss.  
County of MONTEREY )

This instrument was acknowledged before me on this 14<sup>TH</sup> day of DECEMBER, 2015  
by Virginia J August Crapo as trustee of Crapo Trust, on behalf of the .

*[Handwritten Signature]*  
\_\_\_\_\_



Notary \_\_\_\_\_ Public  
for California  
My commission expires: OCT 11 2017