

2016-002449

Klamath County, Oregon



00183419201600024490020025

03/07/2016 09:23:48 AM

Fee: \$47.00

PATRICIA A. MADDEN, Trustee

14200 Sorrel Lane

Reno, NV 89511

Grantor's Name and Address

PATRICIA A. BRANLUND, Trustee

14200 Sorrel Lane

Reno, NV 89511

Grantee's Name and Address

After recording, return to:

LAW OFFICES OF RICHARD B.

SCHNEIDER, LLC

2455 NW Marshall St. Ste. 11

Portland, OR 97210

Until requested otherwise, send all tax statements to:

Grantor's Name and Address

PATRICIA A. BRANLUND, Trustee

14200 Sorrel Lane

Reno, NV 89511

STATUTORY WARRANTY DEED

PATRICIA A. MADDEN, as Trustee of the Madden Family Trust dated June 29, 1994, Grantor,
conveys to PATRICIA A. BRANLUND, Trustee of the BRANLUND REVOCABLE LIVING TRUST, dated January 5,
2016, and any amendments thereto, Grantee,
the following real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13, Sunshine Tracts in the County of Klamath, State of Oregon.

Code 14 map 4110 - 1CD TL 7000

Key # 120210

SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED February 12, 2016

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.

PATRICIA A. MADDEN, Trustee of the Madden Family Trust dated June 29, 1994



KATHRYN HICKS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-88768-2 - Expires May 15, 2018

NEVADA WASHOE
STATE OF OREGON, County of ~~Multnomah~~ ss.

This instrument was acknowledged before me on
February 12, 2016 by Patricia A. Madden, Trustee.

Notary Public for ~~Oregon~~ NEVADA

My commission expires May 15, 2018

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT

VITAL STATISTICS

Reno, Nevada

STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES

DIVISION OF HEALTH — SECTION OF VITAL STATISTICS

CERTIFICATE OF DEATH

2006000634

TYPE OR PRINT IN PERMANENT BLACK INK	LOCAL FILE NUMBER			STATE FILE NUMBER		
	DECEASED—NAME First Middle Last			DATE OF DEATH (Month, Day, Year)		
DECEASED	1. Timothy Ian MADDEN			2. March 14, 2006		
	CITY, TOWN OR LOCATION OF DEATH			COUNTY OF DEATH		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	3b. Reno			3a. Washoe		
	3c. 18144 Wedge Parkway			4. Male		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	5. White			6. December 14, 1948		
	7a. 57			7b. 14		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	8a. California			8b. U.S.A.		
	9a. 557-82-8148			9b. Owner		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	10a. Nevada			10b. Washoe		
	10c. Reno			10d. Pacific States Communications		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	11a. Fred S. Madden			11b. Loretta Sharp		
	12a. Patricia Madden			12b. 14200 Soriel Lane		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	13a. Cremation			13b. Sierra Crematory		
	13c. Reno			13d. Nevada		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	14a. 16			14b. 875 West Second Street, Reno, Nevada 89503		
	14c. 1605			14d. 1605		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	15a. 23a. Vernon O. McCarty, Coroner, P.O. Box 11130, Reno, Nevada 89520			15b. WCC S.35		
	15c. 24a. March 17, 2006			15d. 24b. March 14, 2006		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	16a. 25. IMMEDIATE CAUSE			16b. 25. IMMEDIATE CAUSE		
	16c. 25. IMMEDIATE CAUSE			16d. 25. IMMEDIATE CAUSE		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	17a. 26. No			17b. 26. No		
	17c. 26. No			17d. 26. No		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	18a. 27. Yes			18b. 27. Yes		
	18c. 27. Yes			18d. 27. Yes		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	19a. 28a. No			19b. 28a. No		
	19c. 28a. No			19d. 28a. No		
FATHER OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	19e. 28a. No			19f. 28a. No		
	19g. 28a. No			19h. 28a. No		

STATE REGISTRAR

No. 335656



This is to certify that the above is a true and legal copy of the certificate on file in this office.

Deputy Registrar:

Mary A. Anderson

Date:

APR 12 2006

WARNING: IT IS ILLEGAL TO ALTER OR COPY THIS DOCUMENT