Klamath County, Oregon

07/11/2016 02:52:14 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Peter E. Martin, Trustee of The Brennan Morrigan
Revocable Living Trust, dated June 29, 2006

1872 Patricks Point Drive
Trinidad, CA 95570

Until a change is requested all tax statements
shall be sent to the following address:
Peter E. Martin, Trustee of The Brennan Morrigan
Revocable Living Trust, dated June 29, 2006

1872 Patricks Point Drive

Trinidad, CA 95570

File No.

95098AM

STATUTORY WARRANTY DEED

William S. Smith and Margaret G. Smith, as Trustees of the Smith Family Trust, UAD January 26th, 1996, as to an undivided 29.9808862%; to Linda Brundage as to an undivided 21.8909449%; to David Anderson and Cherylene Anderson, as tenants by the entirety, as to an undivided 27.1975688%; to Terry Holland and Sharyn Holland, as tenants by the entirety, as to an undivided 12.0495656%; to Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and the Karen Marie Vaughan Revocable Trust as to an undivided 5.1724138%; to Richard Smith and Teri Smith, as tenants by the entirety, as to an undivided 3.7086207%; each as tenants in common,

Grantor(s), hereby convey and warrant to

Peter E. Martin, Trustee of The Brennan Morrigan Revocable Living Trust, dated June 29, 2006,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

CURRENT YEAR'S TAXES, A LIEN IN AN AMOUNT TO BE DETERMINED BUT NOT YET DUE AND PAYABLE

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.

Page 2 Statutory Warranty Deed Escrow No. 95098AM
Dated this
William S. Smith and Margaret G. Smith, as Trustee of the Smith Family Trust, UAD January 26th, 1996 By: William S. Smith and Margaret G. Smith, as Trustee of the Smith Family Trust, UAD January 26th, 1996
By: Magast Samille Margaret G. Smith, Trustee Linda Brundage, Individually
David Anderson, Individually Cherylene Anderson, Individually
Terry Holland, Individually
Sharyn Holland, Individually
Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and Karen Marie Vaughan Revocable Trust By: Karen Vaughan, Trustee By: David Vaughan, Trustee David Vaughan, Trustee
Richard Smith, Individually
Teri Smith, Individually

Page 2 Statutory Warranty Deed Escrow No. 95098AM Dated this _____ day of _____, William S. Smith and Margaret G. Smith, as Trustee of the Smith Family Trust, UAD January 26th, 1996 By: William S. Smith, Trustee Margaret G. Smith, Trustee Linda Brundage, Individually David Anderson, Individually Cherylene Anderson, Individually Terry Holland, Individually Sharyn Holland, Individually Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and Karen Marie Vaughan Revocable Trust By: Karen Vaughan, Trustee David Vaughan, Trustee Richard Smith, Individually

Teri Smith, Individually

ij.,

Page 3 Statutory Warranty Deed Escrow No. 95098AM

State of} ss County of}	
On this day of July, 2016, before me, appeared William S. Smith and Margaret G. Smith, as Trustee of the or identified to me to be the person(s) whose name(s) is/are subscribed he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my	Smith Family Trust, UAD January 26th, 1996, known is to the within Instrument and acknowledged to me that
written.	, ,
Notary Public for the State of Occational Residing at: Commission Expires:	. **
Commission Dapites.	
State of} ss County of}	
On this day of July, 2016, before me, appeared Karen Vaughan and David Vaughan, as Trustees of the E Revocable Trust, known or identified to me to be the person(s) whose acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my exertiten.	e name(s) is/are subscribed to the within Instrument and
Notary Public for the State of	•
State of } ss County of }	
On this day of July, 2016, before me,appeared Terry Holland and Sharyn Holland, known or identified to me twithin Instrument and acknowledged to me that he/she/they executed sam IN WITNESS WHEREOF, I have hereunto set my hand and affixed my owritten.	ne.
Notary Public for the State of	
Commission Expires:	

Page 4 Statutory Warranty Deed Escrow No. 95098AM	
State of } ss County of }	
Instrument and acknowledged to me that he/she/they e	a Notary Public in and for said state, personally or me to be the person(s) whose name(s) is/are subscribed to the within executed same. Indicate the day and year in this certificate first above
Notary Public for the State of Residing at: Commission Expires:	
State of } ss County of }	
appeared David Anderson and Cherylene Anderson subscribed to the within Instrument and acknowledged	a Notary Public in and for said state, personally on, known or identified to me to be the person(s) whose name(s) is/are it to me that he/she/they executed same. Indicate any official seal the day and year in this certificate first above
Notary Public for the State of	
State of	1 .
within Instrument and acknowledged to me that he/she	identified to me to be the person(s) whose name(s) is/are subscribed to the
Dave KEEs	KIBLE A. W.
Notary Public for the State of Idaho Residing at: Moscow Commission Expires: 7 18 18	PIBLIC

California All-Purpose Certificate of Acknowledgment

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 Pcace	S.S.		
On July 7, 2014 before me, Rebeace A Smallouds e, an otany public.			
personally appeared <u>Usellean S Smith</u>	end		
Margaret G. Snitz			
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((es)), 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.	REBECCA A. SMALLRIDGE		
WITNESS my hand and official seal.	Commission # 1989942 Notary Public - California Placer County		
Rebecca afrallidae OPTIONAL INFORMATIO	My Comm. Expires Sep 28, 2016		
Although the information in this section is not required by law, it could prevent fraudulent removal and resitachment of this acknowledgment to an urrauthorized document and may prove useful to persons relying on the attached document.			
Description of Attached Document	Additional Information		
The preceding Certificate of Acknowledgment is attached to a	Method of Signer Identification		
document titled/for the purpose of	Proved to me on the basis of satisfactory evidence:		
Statutory Warranty Dead	☐ form(s) of identification ☐ credible witness(es)		
containing 2 pages, and dated 77-19.	Notarial event is detailed in notary journal on:		
The signer(s) capacity or authority is/are as:	Page # Entry #		
☐ Individual(s)	Notary contact:		
☐ Attorney-in-fact ☐ Corporate Officer(s)	Other		
Title(s)	Additional Signer Signer(s) Thumbprints(s)		
☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other:			
representing: Home(q) or Poison schembles, Signer is Represented			

California All-Purpose Certificate of Acknowledgment

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.

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of	State of California				
personally appeared	County of Recei	s.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(@s), 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. **RESECCA A. SMALIRIDGE** OPTIONAL INFORMATION **Nithough the information in this section is not required by taw. It could preven fraudulent removel and reattechment of this section/stagingent to an unauthorized document and may prove useful to persons relying on the effection of Attached Document The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of	On July 7, 2016 before me, Rebecca A Small tidge, a notary public Name of Notary Public, Title				
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/fhey executed the same in his/her/fheir authorized capacity/(@s), and that by his/her/fheir 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. WITNESS my hand and official seal. Placer County My Comm. Expires Sea 28, 2016 Rebecca A Syncil Frequency Optional Information Although the information in this section is not required by text it outs prevent froutdant removes and reattechment of this schoolwargment to an unauthorized document and may prove useful to persons relying on the attached coopured. Description of Attached Document The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of	personally appeared <u>David Hnderso</u>	Name of Signer (1)			
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is a satisfactory evidence to be the person(s) whose name(s) is a satisfactory evidence to be the person(s) whose name(s) is a satisfactory evidence to be the person(s) acted, executed the same in his/her(fine) executed the same in his/her(fine) executed the same in his/her(fine) executed 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. WITNESS my hand and official seal. Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Seal Resecca A SMALLRIDGE Commission # 1989942 Notary public California Place County My Comm. Expires sep 28, 2016 Resecca A SMALLRIDGE Commission # 1989942 Notary public Place County My Comm. Expires sep 28, 2016 Notary public Place County My Comm. Expir	Cherevene Anderson				
### True and correct. WITNESS my hand and official seal. ### Commission # 1989942 Notary Public - California Placer County My Comm. Expires Sep 28, 2016 Rebettor Problem Public - California Placer County My Comm. Expires Sep 28, 2016 Rebettor Problem Public - California Placer County My Comm. Expires Sep 28, 2016 Rebettor Problem Pro	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((es)), 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.				
Relaciona Ceffinally Seal Relaciona Ceffinally Seal Relaciona Public Relaciona Pu	true and correct.	REBECCA A. SMALLRIDGE Commission # 1989942 Notary Public - California Placer County			
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Statutory Warrantz Deed form(s) of identification credible witness(es)	The preceding Certificate of Acknowledgment is attached to a				
Statutory warracty Deed containing 2 pages, and dated	document titled/for the purpose of	Proved to me on the basis of satisfactory evidence:			
The signer(s) capacity or authority is/are as: Individual(s)	Statutory Warranty Deed				
Individual(s)	containing 2 pages, and dated	Notarial event is detailed in notary journal on:			
Guardian/Conservator Partner - Limited/General Trustee(s) Other: representing:	☐ Attorney-in-fact ☐ Corporate Officer(s)	Notary contact:Other			
representing:	☐ Partner - Limited/General ☐ Trustee(s)				
	representing:				

California All-Purpose Certificate of Acknowledgment

California All-Purpose Certificate	of Acknowledgment		
California All-Purpose Certificate of Acknowledgment 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	A C N		
County of <u>Placer</u>	S.S.		
On July 7, 216 before me, Rebecca A Smallridge anotary public,			
personally appeared David Vaugh	an and		
Name Name of Signer 121	an		
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(les), and that by his/her/their signature(s) on the instrument 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.	REBECCA A. SMALLRIDGE Commission # 1989942		
WITNESS my hand and official seal.	Notary Public - California NN A18		
true and correct. WITNESS my hand and official seal. WITNESS my hand and official seal. WITNESS my hand and official seal. Placer County My Comm. Expires Sep 28, 2016 Seal Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document. Description of Attached Document			
this acknowledgment to an unauthorized document and may prove usefu	i to persons relying on the attached document.		
Description of Attached Document	Aviratino nati (glorgo alilo)		
The preceding Certificate of Acknowledgment is attached to a	Method of Signer Identification		
document titled/for the purpose of	Proved to me on the basis of satisfactory evidence:		
Statutory Warranky Deed	form(s) of identification credible witness(es)		
containing _ 2 pages, and dated	Notarial event is detailed in notary journal on:		
The signer(s) capacity or authority is/are as: Individual(s) Attorney-in-fact	Page # Entry # Notary contact:		
Corporate Officer(s)	Additional Signer Signer(s) Thumbprints(s)		
☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other:	Torm(s) of identification credible witness(es) Notarial event is detailed in notary journal on: Page # Entry # Notary contact: Other Additional Signer Signer(s) Thumbprints(s)		
representing:	E D		

California All-Purpose Certificate of Acknowledgment 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 Tuly 7,2014 before me, Rebecca A Smallidge, a notary public personally appeared _____ Name of Signer (2) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) stare subscribed to the within instrument and acknowledged to me that helshe/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 REBECCA A. SMALLRIDGE Commission # 1989942 true and correct. Notary Public - California Placer County WITNESS my hand and official seal. My Comm. Expires Sep 28, 2016 A Small ridge OPTIONAL INFORMATION -Although the information in this section is not required by law, it could prevent fraudulent removal and reattechment of this acknowledgment to an unauthorized document and may prove usaful to persons relying on the attached document. Description of Attached Document Method of Signer Identification The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of __ Proved to me on the basis of satisfactory evidence: Statutory Warrante Deed form(s) of identification credible witness(es) containing a pages, and dated ____ Notarial event is detailed in notary journal on: Page # _____ Entry # _____ The signer(s) capacity or authority is/are as: ☐ Individual(s) Notary contact: ___ ☐ Attorney-in-fact ☐ Corporate Officer(s) Additional Signer Signer(s) Thumbprints(s) ☐ Guardian/Conservator Partner - Limited/General ☐ Trustee(s) ☐ Other: _ representing: Name(s) of Person(s) Entity(tes) Signer is Representing

California All-Purpose Certificate of Acknowledgment 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 7, 7016 before me, Kebecea A Smailridge, anotory personally appeared ____ 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((es), 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. REBECCA A. SMALLRIDGE WITNESS my hand and official seal. Commission # 1989942 Notary Public - California Placer County My Comm. Expires Sep 28, 2016 SMOUTINE OPTIONAL INFORMATION -Aithough the information in this section is not required by law, it could prevent fraudulant removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document. Description of Attached Document The preceding Certificate of Acknowledgment is attached to a Method of Signer Identification document titled/for the purpose of . Proved to me on the basis of satisfactory evidence: form(s) of identification credible witness(es) containing 2 pages, and dated ______ Notarial event is detailed in notary journal on: Page # ____ Entry # ____ The signer(s) capacity or authority is/are as: ☐ Individual(s) Notary contact: ☐ Attorney-in-fact ☐ Corporate Officer(s) Additional Signer Signer(s) Thumbprints(s) ☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) Other: representing: _ Name(s) of Person(s) Entry(tes) Signer is Representing

EXHIBIT 'A'

A tract of land situated in the Southwest quarter of the Southeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a point on the North right of way line of the County Road known as Hilyard Avenue, 30 feet North and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0 degrees 04 minutes West a distance of 30 feet and North 89 degrees 56 minutes East a distance of 514.1 feet from the iron axle which marks the quarter corner common to Sections 1 and 12 in Township 39 South, Range 9 East of the Willamette Meridian, thence North 29 degrees 06 minutes East and along the line of property conveyed to Edward D. and Ester V. Ault by deed recorded in Volume 252, page 435 of Klamath County Deed Records, a distance of 552.6 feet, more or less, to the Southerly right of way line of the Dalles-California State Highway; thence North 46 degrees 09 minutes West along said right of way line a distance of 334.2 feet to a point; thence South 43 degrees 51 minutes West a distance of 405.8 feet to a point; thence South 3 degrees 24 minutes East a distance of 415 feet, more or less, to the North line of said Hilyard Avenue; thence North 89 degrees 56 minutes East along said North line of Hilyard Avenue a distance of 230 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 19, 1972, in Volume M-72, page 6558.

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