



2016-007290
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.

Dated this 7 day of July, 2016

William S. Smith and Margaret G. Smith, as Trustee of the Smith Family Trust, UAD January 26th, 1996

By: William S. Smith
William S. Smith, Trustee

By: Margaret G. Smith
Margaret G. Smith, Trustee

Linda Brundage
Linda Brundage, Individually

David Anderson
David Anderson, Individually

Cherylene Anderson
Cherylene Anderson, Individually

Terry Holland
Terry Holland, Individually

Sharyn Holland
Sharyn Holland, Individually

Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and Karen Marie Vaughan Revocable Trust

By: Karen Vaughan
Karen Vaughan, Trustee

By: David Vaughan
David Vaughan, Trustee

Richard Smith, Individually

Teri Smith, Individually

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

By: _____
Margaret G. Smith, Trustee

Linda Brundage, Individually

David Anderson, Individually

Cherylene Anderson, Individually

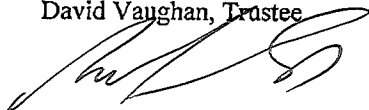
Terry Holland, Individually

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



Richard Smith, Individually



Teri Smith, Individually

State of _____ } ss
County of _____ }

On this _____ day of July, 2016, before me, _____ a Notary Public in and for said state, personally appeared **William S. Smith and Margaret G. Smith, as Trustee of the Smith Family Trust, UAD January 26th, 1996**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of See attached
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of July, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and Karen Marie Vaughan Revocable Trust**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of See attached
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of July, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Terry Holland and Sharyn Holland**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See attached
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of July, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Linda Brundage**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of July, 2016, before me, _____ a Notary Public in and for said state, personally appeared **David Anderson and Cherylene Anderson**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

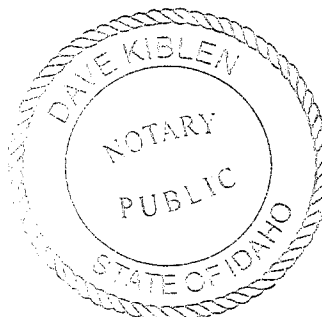
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Idaho } ss
County of Latah }

On this 7 day of July, 2016, before me, Dave Kiblen a Notary Public in and for said state, personally appeared **Richard Smith and Teri Smith**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dave Kiblen
Notary Public for the State of Idaho
Residing at: Moscow
Commission Expires: 7/18/18



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 Placer } S.S.

On July 7, 2015 before me, Rebecca A. Smallridge, a notary public
Name of Notary Public, Title

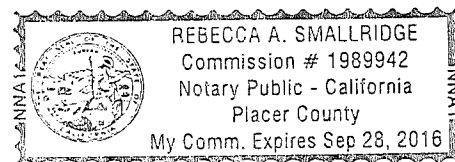
personally appeared William S. Smith and
Margaret G. Smith

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.

Rebecca A. Smallridge
Rebecca A. Smallridge



OPTIONAL INFORMATION

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

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Statutory Warranty Deed
containing 2 pages, and dated 7-7-15

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person or Entity, Signer(s) represented

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(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)

☐ _____

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 Placer } S.S.

On July 7, 2016 before me, Rebecca A Smallridge, a notary public
Name of Notary Public, Title

personally appeared David Anderson and
Name of Signer (1)

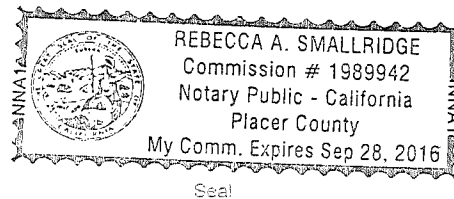
Cherylene Anderson
Name of Signer (2)

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.

Rebecca A Smallridge
Signature of Notary Public
Rebecca A Smallridge



OPTIONAL INFORMATION

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

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Statutory Warranty Deed

containing 2 pages, and dated none

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity/Last Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(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)
☐ _____

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 Placer

S.S.

On July 7, 2016 before me, Rebecca A Smallridge, a notary public
Name of Notary Public, Title

personally appeared David Vaughan and
Name of Signer (1)

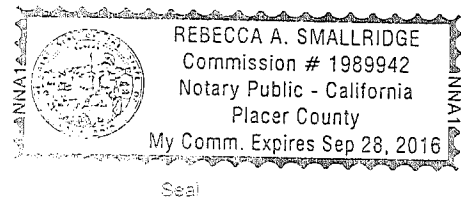
Karen Vaughan
Name of Signer (2)

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.

Rebecca A Smallridge
Signature of Notary Public
Rebecca A Smallridge



OPTIONAL INFORMATION

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

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Statutory Warranty Deed
containing 2 pages, and dated 7-7-16

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
(Name of Person(s) Entity/Trust Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(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)

☐ _____

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 Placer

S.S.

On July 7, 2014 before me, Rebecca A Smalldridge, a notary public
Name of Notary Public, Title

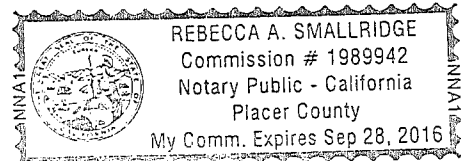
personally appeared Linda Brundage
Name of Signer (1)

Name of Signer (2)

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.



Seal

Rebecca A Smalldridge
Signature of Notary Public
Rebecca A Smalldridge

OPTIONAL INFORMATION

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

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Statutory Warranty Deed
containing 2 pages, and dated none

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity/Unit Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(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)

☐ _____

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 Placer

S.S.

On July 7, 2016 before me, Rebecca A Smallridge, notary public
Name of Notary Public, Title

personally appeared Terry Holland and
Name of Signer (1)

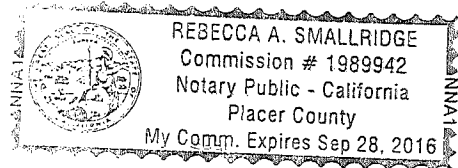
Sharyn Holland
Name of Signer (2)

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.

Rebecca A Smallridge
Signature of Notary Public
Rebecca A Smallridge



OPTIONAL INFORMATION

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

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Statutory Warranty Deed

containing 2 pages, and dated none

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(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)

☐ _____

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.