



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald O. Bieber and Robert W. Graham

3407 Academy Drive SE

Auburn, WA 98092

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

Donald O. Bieber and Robert W. Graham

3407 Academy Drive SE

Auburn, WA 98092

File No. 123313AM

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**STATUTORY WARRANTY DEED**

**Silvia Ray Kay, Trustee, of the Silvia Kay Family Living Trust, Dated 3-2-2001,**

Grantor(s), hereby convey and warrant to

**Donald O. Bieber and Robert W. Graham, as Tenants in Common,**

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:

**Township 38 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, Section 17:  
North 1/2 of the Northeast 1/4 of Southwest 1/4 and South 1/2 of Northeast 1/4 of Southwest 1/4**

The true and actual consideration for this conveyance is \$20,000.00.

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:

**2016-2017 Real Property Taxes, a lien 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 10 day of August, 2016.

The Silvia Kay Family Living Trust

By: Silvia Ray Kay  
Silvia Ray Kay, Trustee

State of California ss.  
County of Los Angeles

On this 10 day of August, 2016, before me, Jodi Gandolfo, Notary Public a Notary Public in and for said state, personally appeared Silvia Ray Kay known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Silvia Kay Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 California  
Residing at: California  
Commission Expires: July 21, 2017



# 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 Los Angeles

S.S.

On August 10, 2016 before me, Jodi Gandolfo, Notary Public

Name of Notary Public, Title

personally appeared Silvia Ray Kay

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.

Signature of Notary Public



Seal

## 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 \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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 the entity/enterprise to which the 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)

☐ \_\_\_\_\_