



2016-009715

Klamath County, Oregon

09/13/2016 02:47:00 PM

Fee: \$57.00

THIS SPACE RESERVED

After recording return to:

Richard F. Proctor and Anna L. Proctor

13978 Monte Vista RD

Phelan, CA 92371

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

Richard F. Proctor and Anna L. Proctor

13978 Monte Vista RD

Phelan, CA 92371

File No. 127661AM

### STATUTORY WARRANTY DEED

**Joseph P. Sullivan and Rebecca Sisco, Trustees of the Joseph P. Sullivan and Rebecca Sisco Revocable Trust,  
created under Declaration of Trust May 23, 2002,**

Grantor(s), hereby convey and warrant to

**Richard F. Proctor and Anna L. Proctor, as Tenants by the Entirety,**

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 **\$101,300.00**.

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.

Escrow No. 127661AM

Dated this 9<sup>th</sup> day of September, 2016 <sup>RPT</sup>

Joseph P. Sullivan and Rebecca Sisco Revocable Trust, created under Declaration of Trust May 23, 2003 <sup>2002 RS</sup>

By: Joseph P. Sullivan  
Joseph P. Sullivan, Trustee

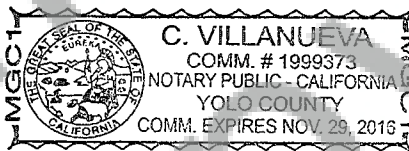
By: Rebecca Sisco  
Rebecca Sisco, Trustee

State of California } ss  
County of YOLO }

On this 9<sup>th</sup> day of September, 2016, before me, C. Villanueva a Notary Public in and for said state, personally appeared Joseph P. Sullivan and Rebecca Sisco, Trustees of the Joseph P. Sullivan and Rebecca Sisco Revocable Trust, Created under Declaration of Trust May 23, 2003, 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.

C. Villanueva  
Notary Public for the State of California  
Residing at: YOLO County  
Commission Expires: 11/20/16



CALIFORNIA ALL PURPOSE 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 )

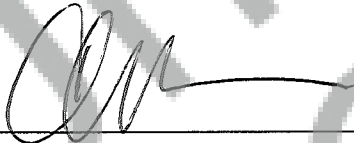
)ss.

County of Yolo )

On 9/9/16 before me, C. Villanueva, Notary Public, personally appeared Joseph P. Sullivan and Rebecca Skid 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



(Seal)

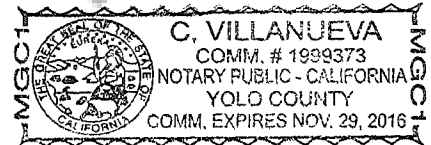


EXHIBIT 'A'

PARCEL 1:

The S1/2 of the SE1/4 of the SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING a 60 foot right of way along the West boundary.

PARCEL 2:

The Westerly 60 feet of the S1/2 of the SE1/4 of the SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.