

2016-010350

Klamath County, Oregon

09/29/2016 11:06:00 AM

Fee: \$72.00

RECORDING REQUESTED BY:
William A. Clarke, Esq.

GRANTOR:
GEORGE DAGGETT FLITCRAFT,
TRUSTEE OF THE FLITCRAFT FAMILY
TRUST DATED JUNE 3, 1993
18606 N. Conestoga Dr.
Sun City, AZ 85373

GRANTEE:
GEORGE D. FLITCRAFT AND
LYNETTE A. FLITCRAFT, TRUSTEES
OF THE GEORGE D. FLITCRAFT AND
LYNETTE A. FLITCRAFT TRUST
AGREEMENT, DATED AUGUST 15,
2016
18606 N. Conestoga Dr.
Sun City, AZ 85373

SEND TAX STATEMENTS TO:
George D. Flitcraft
18606 N. Conestoga Dr.
Sun City, AZ 85373

AFTER RECORDING RETURN TO:
William A. Clarke, Esq.
Jennings Strouss & Salmon, P.L.C.
One E. Washington Street, Suite 1900
Phoenix, Arizona 85004-2554

Property Address:
212 South 6th Street
Klamath Falls, OR 97601-6112

APN: R-3809-032AD-08900-000

STATUTORY WARRANTY DEED

GEORGE DAGGETT FLITCRAFT, TRUSTEE OF THE FLITCRAFT FAMILY TRUST
DATED JUNE 3, 1993, Grantor, does hereby convey and warrant to GEORGE D.
FLITCRAFT AND LYNETTE A. FLITCRAFT, TRUSTEES OF THE GEORGE D. FLITCRAFT
AND LYNETTE A. FLITCRAFT TRUST AGREEMENT, DATED AUGUST 15, 2016, all
interest in the following described real property, situated in the County of Klamath
County, State of Oregon:

Lots 1 and 2, Block 76, KLAMATH ADDITION to Linkville,
now City of Klamath Falls, according to the duly recorded
plat thereof.

Subject to: reservations, liens and restrictions of record, easements
and right of way of record and those apparent on the land.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS
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 OT VERIFY THAT THE
UNIT OF LAND BEING TRANSFERRING 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS
2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated as of this 28th day of September, 2016.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS
CONVEYANCE IS ZERO (\$ -0-) (See ORS 93.030)

GRANTOR:

George Daggett Flitcraft
GEORGE DAGGETT FLITCRAFT,
TRUSTEE OF THE FLITCRAFT FAMILY
TRUST DATED JUNE 3, 1993

STATE OF ARIZONA)
) ss.
County of Maricopa)

George Daggett Flitcraft The foregoing Statutory Warranty Deed was acknowledged before me,
a Notary Public, this 28th day of September, 2016, by
GEORGE DAGGETT FLITCRAFT, TRUSTEE OF THE FLITCRAFT FAMILY TRUST DATED
JUNE 3, 1993, for the purposes set forth therein. This Notary acknowledgement is
part of this Statutory Warranty Deed.

By: Patty McNeil
Print Name: Patty McNeil
Title: Notary Public
My Commission Expires: 02/26/2019

