



2016-010916
Klamath County, Oregon
10/13/2016 01:59:01 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kay M Baden
317 Bonner Lane
Crescent Lake, OR 97733

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

Kay M Baden
317 Bonner Lane
Crescent Lake, OR 97733
File No. 133026AM

STATUTORY WARRANTY DEED

Tina Scott and Cindy Mahaffy, as Co-Successor Trustees of the Glade P. Friton Revocable Living Trust dated 6/4/2008,

Grantor(s), hereby convey and warrant to

Kay M Baden ,

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:

That portion of the SE1/4 of the SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point, which is 3/4 iron pin and is South 39° 40' West 215 feet and South 50° 20' East 220 feet from the intersection of South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon thence South 50° 20' East 279 feet, thence South 39° 40' West 75 feet, thence North 50° 20' West 279 feet, thence North 39° 40' east 75 feet more or less to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-030CD-00800-000

The true and actual consideration for this conveyance is \$90,000.00.

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:

Return to:

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 12 day of October, 2016

Glade P. Friton Revocable Living Trust dated 6/4/2008

Tina Scott, co-successor trustee

Cindy Mahaffy, co-successor trustee
Cindy Mahaffy, co-successor trustee

State of Oregon) ss.
County of Douglas

On this 12th day of October, 2016, before me, Terri Jo Morgan a Notary Public in and for said state, personally appeared Tina Scott and Cindy Mahaffy, as co-successor trustees of the Glade P. Friton Revocable Living Trust, and acknowledged to me that he/she/they executed the same as co-successor trustees.

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

Terri Jo Morgan
Notary Public for the State of Oregon
Residing at: Roseburg, OR
Commission Expires: 11-12-2018



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 12 day of Oct., 2016

Glade P. Friton Revocable Living Trust dated 6/4/2008

Tina Scott
Tina Scott, co-successor trustee

Cindy Mahaffy, co-successor trustee

State of Oregon } ss.
County of Washington }

On this _____ day of October, 2016, before me, Leah Burton a Notary Public in and for said state, personally appeared Tina Scott ~~and Cindy Mahaffy~~, as co-successor trustees of the Glade P. Friton Revocable Living Trust, and acknowledged to me that he/she/they executed the same as co-successor trustees.

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

Leah Burton
Notary Public for the State of Oregon»
Residing at: OR
Commission Expires: 11/15/19

