

RECORDER'S INFORMATION:

2016-012139

Klamath County, Oregon



00195096201600121390030031

11/14/2016 12:00:38 PM

Fee: \$52.00

Until a change is requested, all tax statements shall be sent to:

Troy Brooks
PO Box 342
Bly, OR 97622

After recording return to:

Troy and Tracey Brooks
PO Box 342
Bly, OR 97622

Returned at Counter

WARRANTY DEED

Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust as to an undivided one-half interest and Troy Brooks and Tracey Brooks, as tenants by the entirety, as to an undivided one-half interest, Grantors, convey and warrant to Eric Duarte and Nichole Duarte, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Land in Klamath County, Oregon described as follows:

Township 36 South, Range 14 East of the Willamette Meridian;
Section 35: SE1/4SW1/4

SUBJECT TO AND TOGETHER WITH:

1. All easements or encumbrances of record or otherwise apparent on the property.

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.

The true consideration for this conveyance is: other than monetary consideration.

Dated this 2 day of November, 2016.

Brooks Revocable Trust

[Signature]
Lon D. Brooks, Trustee

[Signature]
Mary E. Brooks, Trustee

See Attached
Acknowledgment

[Signature]
Troy Brooks

[Signature]
Tracey Brooks

State of Oregon)
County of Klamath) ss.

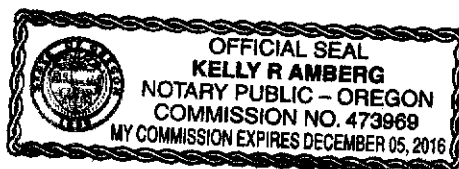
The foregoing instrument was acknowledged before me this 2 day of November, 2016, by Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust.



[Signature]
Notary Public for
My commission expires: December 5, 2016

State of Oregon)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 2 day of November, 2016, by Troy Brooks and Tracey Brooks.



[Signature]
Notary Public for
My commission expires: December 5, 2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

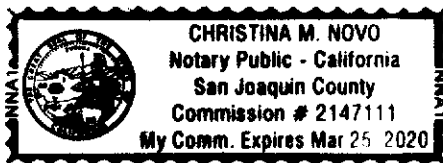
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Joaquin)
 On 11-10-16 before me, Christina M. Novo, notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Mary Ellen Brooks
 Name(s) of Signer(s)

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 Christina M. Novo
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: NOV. 2, 2016
 Number of Pages: 2 Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mary Ellen Brooks
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Brooks Revocable Trust

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____