



THIS SPACE RESERVED

2017-000893
Klamath County, Oregon
01/27/2017 03:50:00 PM
Fee: \$47.00

After recording return to:

Shelley Aitchison
36717 Mt Hwy E
Eatonville, WA 98328

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

Shelley Aitchison
36717 Mt Hwy E
Eatonville, WA 98328

File No. 146657AM

STATUTORY WARRANTY DEED

Donald E. Byrd, Trustee of the Donald Edmond Byrd Revocable Living Trust, as to Parcels One and Two
and

Donald E. Byrd, Trustee of the Donald Edmond Byrd Revocable Living Trust dated September 24, 2012, as to
Parcel Three,

Grantor(s), hereby convey and warrant to

Shelley Aitchison ,

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:

Parcels One and Two

Lots 32, 33 and Lot 34 in Block 13, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to
the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel Three

Lot 11 in Block 13, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$42,500.00.

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:

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 35th day of JANUARY, 2017

Donald E. Byrd, Trustee of the Donald Edmond Byrd Revocable Living Trust dated September 24, 2012

By: Donald Edmond Byrd
Donald Edmond Byrd, Trustee

LOUISIANA
State of ~~Oregon~~ } ss
County of ~~Klamath~~ } Parish of St. Mary

On this 35th day of January, 2017, before me, C.E. Bourg II a Notary Public in and for said state, personally appeared Donald E. Byrd, Trustee of Donald Edmond Byrd Revocable Living Trust dated September 24, 2012, 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.E. Bourg II
Notary Public for the State of ~~Oregon~~ LOUISIANA
Residing at: Morgan City, LA
Commission Expires: at my death

C.E. Bourg II
LA BAR # 03315

