

After recording return to:

THIS SPACE RESERV

2017-006597

Klamath County, Oregon 06/15/2017 02:55:00 PM

Fee: \$62.00

2017-006627

Klamath County, Oregon

Fee: \$67.00

06/16/2017 03:15:00 PM

Duane W. And Karen S. Smith Revocable Trust 4200 Timberline Dr Carson City, NV 89703 Until a change is requested all tax statements shall be sent to the following address: Duane W. And Karen S. Smith Revocable Trust 4200 Timberline Dr Carson City, NV 89703 File No. 169989AM

STATUTORY WARRANTY DEED

Angelique Friend, Successor Trustee of the Maribel Cooper Trust,

Grantor(s), hereby convey and warrant to

Duane W. and Karen S. Smith, Trustees, of the Duane W. And Karen S. Smith Revocable Trust dated January 26th, 2017,

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:

Lot 944 RUNNING Y RESORT PHASE 11, FIRST ADDITION, 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 \$75,000.00. 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:

Rerecorded at the request of AmeriTitle to correct the Grantee. Previously recorded in 2017-006597.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:	
Duane W. And Karen S. Smith Revocable Trust	
4200 Timberline Dr	_
Carson City, NV 89703	_
Until a change is requested all tax statements	
shall be sent to the following address:	
Duane W. And Karen S. Smith Revocable Trust	
4200 Timberline Dr	_
Carson City, NV 89703	_
File No. 169989AM	-

RECORDED ELECTRONICALLY				
10 <u>11-7</u>	597 County	 		
Date 0	Time_			
simplifile	www.simplifile.com	800,460,5657		

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Page 2 Statutory Warranty Deed Escrow No. 169989AM

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	14	_day of <u>Avine</u>	s2017
	,		
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The Maribel Cooper Trust

written.

State of CALIFORNIA } ss County of Venhaga	
County of Venhago	}

On this 14 day of June, 2017, before me, Stacylee Peratis a Notary Public in and for said state, personally appeared Angelique Friend, Trustee of The Maribel Cooper Trust, 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

Notary Public for the State of Chilbrenia

Residing at:

Commission Expires: September 29, 2017

STACY LEE PERATIS Commission # 2043330 Notary Public - California Ventura County My Comm. Expires Sep 29, 2017



Recording requested by and when recorded mail to

David A. Esquibias, Esq. 2625 Townsgate Road, Ste. 330 Westlake Village, CA 91361

Mail Tax Statements to Angelique Friend, Trustee 232 Village Commons Blvd. #13 Camarillo, CA 93012

AFFIDAVIT - DEATH OF TRUSTEE

STATE OF CALIFORNIA)
)ss.
COUNTY OF VENTURA)

Tax Account No.: 3808-010B0-09600-000

Key No.: 889213

The undersigned, Angelique Friend, of legal age, being first duly sworn, states the following:

- 1. On May 23, 2005, Maribel Cooper, as a Trustor, and the same, as a Trustee, executed a Declaration of Trust entitled the Maribel Cooper Trust (the "Trust"). The Trust was *restated* in its entirety on December 21, 2010.
- 2. Under the terms of the Trust, if Maribel Cooper fails or ceases to act as Trustee, Virginia Weber or George William McSherry and Rob Johnson shall serve as successor trustees.
- 3. Maribel Cooper died on February 27, 2015. A certified copy of the death certificate is attached hereto and made a part hereof by this reference.
- 4. Virginia Weber, George William McSherry, and Rob Johnson each declined to act as successor trustee. Therefore, pursuant to an Order of the Superior Court of the State of California, County of Ventura dated December 14, 2015, a certified copy of which is attached hereto and made a part hereof by this reference, Angelique Friend was appointed the Trustee of the Trust.
- 5. Maribel Cooper is the same person named as one of the parties in that certain Trust Transfer Deed dated May 23, 2005, executed by the Trustor to the Trustee, recorded in Vol M05 Page 40477 on June 1, 2005, in the Official Records of Klamath County, California covering the real property described as follows:
 - Lot 944 RUNNING Y RESORT PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- 6. This affidavit is recorded to establish Angelique Friend is the Trustee of the Trust and has full power to deal with the above-described property in any way. In other words, Angelique Friend is qualified and has power to act and is properly exercising the powers under the Trust. In particular, the Trustee has the power to sell, exchange, lease, encumber, divide, develop, improve, change the character of, or abandon the property.

Dated: June <u>\$\frac{\frac{1}{3}}{2}\$</u>, 2016.

Angelique Friend, Trustee of the Maribel Cooper

Trust, Under Instrument Dated May 23, 2005

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 VENTURA

SUBSCRIBED AND SWORN (or affirmed) before me on this <u>8</u> day of June, 2016, by Angelique Friend proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

STACY LEE PERATIS Commission # 2043330 Notary Public - California Ventura County My Comm. Expires Sep 29, 2017

County of Ventura

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	20. DECEDENT'S RESIDENCE (Street and humber, or location) 3.190 FUTURA POINT		**************************************		Will Mark	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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AND	28. NAME OF SURVINING SPOUSE/SROPP-FIRST	29 MODLE	30, LAST (BIRTI	H NAME)		AND CONTROL OF THE CO
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7.0	119 CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, KANNER OF DEATH Natural Accident Homestee	AND PLACE STATED FROM THE CAUSES STATED.	Could not be determined YES		1. INJURY DATE mm/dd/ocyy	122. HOUR (24 Hours)
ONLY	123: PLACE OF INJURY (e.g., home, construction site, wooded area, i				ACTION OF THE PROPERTY OF THE	######################################
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, www.		1.47	171 - 1111111	-1 (C)		270.741 (200.00)

CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF VENTURA

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Ventura County Public Health.

Department, If it bears the date of issue in red ink.

DATE ISSUED

0 3 / 1 1 / 2015

HEALTH OFFICER

U 3 / 1 1 / £U13 VENTURA COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

