



**2017-008519**  
 Klamath County, Oregon  
 07/31/2017 10:31:00 AM  
 Fee: \$52.00

THIS SPACE RESERVED FOR

After recording return to:

Joseph R Lloyd  
 PO Box 834  
 Gilchrist, OR 97737

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

Joseph R Lloyd  
 PO Box 834  
 Gilchrist, OR 97737  
 File No. 137173AM

**STATUTORY WARRANTY DEED**

**Tina Scott and Cindy Mahaffy as co-successor trustees of the Glade P. Friton Revocable Living Trust dated 06/04/2008,**

Grantor(s), hereby convey and warrant to

**Joseph R Lloyd,**

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:

**Beginning at a brass cap monument which marks the Northwest corner of the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence south 0° 17' 46" East (survey shows South 0° 18' West) 634.6 feet along the 40 line to an iron pin on the Easterly right-of-way line of State Highway #97 (50 feet Easterly along a radial line from the center of the highway), thence south 0° 17' 46" East (survey shows South 0° 18' West) along said 40 line a distance of 262.8 feet to an iron pin which lines on the Westerly right-of-way of the old County Road (30 feet Westerly at right angles from its center line), thence North 39° 56' East along the Westerly right-of-way of the old County Road a distance of 735.1 feet to an iron pin which is on the South line of the N1/2 NW1/4, SE1/4, SW1/4 of said Section 30, an iron pin which is on the South line of the N1/2 NW1/4, SE1/4, SW1/4 of said Section 30, 170 feet Westerly (survey shows 176.65 feet) from the iron pin which marks the Southeast corner of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30, said point also being the Point of Beginning of the following described tract of land; running thence North 89° 10' 03" West along the South line of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30 a distance of 141.50 feet, thence South 36° 32' 17" West a distance of 39.35 feet; thence South 55° 28' 40" East a distance of 107.97 feet to the Westerly right-of-way of the old County Road, thence North 39° 56' East along the Westerly right-of-way of the old County Road a distance of 118.35 feet to the Point of Beginning.**

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

R-2409-030CD-02200-000

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.



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 27 day of July, 2017

Glade P. Friton Revocable Living Trust dated 06/04/2008

Cindy Mahaffy  
Cindy Mahaffy, co-successor trustee

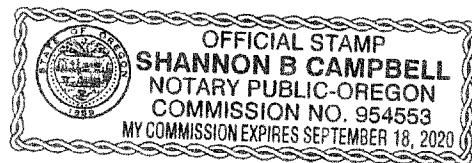
Tina Scott  
Tina Scott, co-successor trustee

State of Oregon ss.  
County of Douglas }

On this 27 day of July, 2016, before me, Shannon B Campbell a Notary Public in and for said state, personally appeared Cindy Mahaffy known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Glade P. Friton Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Shannon B Campbell  
Notary Public for the State of Oregon  
Residing at: Winston  
Commission Expires: 9-18-2020



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 26 day of July, 2017

Glade P. Friton Revocable Living Trust dated 06/04/2008

\_\_\_\_\_  
Cindy Mahafy, co-successor trustee

Tina Scott  
Tina Scott, co-successor trustee

State of Oregon, ss.  
County of Washington

On this 26 day of July, 2016, before me, Carol Schuler a Notary Public in and for said state, personally appeared ~~Cindy Mahafy and~~ Tina Scott known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Glade P. Friton Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]  
\_\_\_\_\_  
Notary Public for the State of Oregon»  
Residing at: PHD, OR  
Commission Expires: 11-17-18

