

2017-010831

Klamath County, Oregon



00210552201700108310030038

09/25/2017 10:57:32 AM

Fee: \$52.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:
West Viking LLC
P.O. Box 1592
Prineville, OR 97754

After Recording, Return to:
West Viking LLC
P.O. Box 1592
Prineville, OR 97754

STATUTORY WARRANTY DEED

Richard S. Murphy and Gladys P. Murphy, Trustees of the Richard S. Murphy and Gladys P. Murphy Revocable Trust dated October 29, 2002,

Grantors, hereby convey and warrant to

West Viking LLC, an Oregon Limited Liability Company,

Grantee, the following described real property in the County of Klamath and State of Oregon free of liens and encumbrances except as specifically set forth herein:

LOT SEVEN (7) AND LOT EIGHT (8) OF BLOCK EIGHTY TWO (82), KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4 AS RECORDED IN KLAMATH COUNTY, OREGON.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: **R-3711-014D0-01300-000 and R-3711-014D0-01400-000**

The true and actual consideration for this conveyance is: **for valuable consideration.**

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.

GRANTORS:

DATED:

9/13/17

R.S. Murphy

Richard S. Murphy
Trustee of the Richard S. Murphy and Gladys
P. Murphy Revocable Trust

ACKNOWLEDGEMENT

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 VENTURA

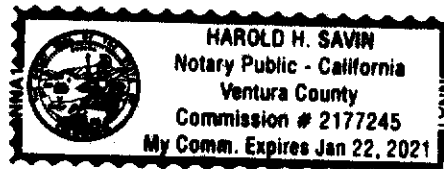
On 9-13-2017 before me, HAROLD H. SAVIN, Notary Public
(insert name and title of the officer)

personally appeared RICHARD S. MURPHY, 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 *Harold H. Savin* (Seal)



9-13-17
DATED:

Gladys P. Murphy
Gladys P. Murphy
Trustee of the Richard S. Murphy and Gladys P.
Murphy Revocable Trust

ACKNOWLEDGEMENT

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 VENTURA

On 9-13-2017 before me, HAROLD H. SAVIN, Notary Public
(insert name and title of the officer)

personally appeared GLADYS P. MURPHY, 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 Harold H. Savin (Seal)

