

Scott MacArthur
Returned at Counter

2017-012075
Klamath County, Oregon



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10/23/2017 09:41:32 AM

Fee: \$47.00

WARRANTY DEED

Susan M. Graham, Trustee
1578 Teja drive
Yuba City, CA 95993
Grantor

Brian H. Edgar, Scott N. Edgar and Robert W. Edgar
P. O. Box 716
Tulelake, CA 96134
Grantee

After recording return to:
Grantee
Until a change is requested, all tax statements
shall be sent to the following address:
SAME

KNOW ALL MEN BY THESE PRESENTS, that SUSAN M. GRAHAM, Trustee of the Edgar Family Revocable Trust, Dated March 2, 1999, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to BRIAN H. EDGAR, SCOTT N. EDGAR and ROBERT W. EDGAR, as tenants in common, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

That certain cabin, boat house, boat dock and other personal property located upon Lot 7, Block 0, Lake O' Woods summer home sites, Winema National Forest.

Map/Tax R-3705-00000-00100-D07

TAX Account R-71167

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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.

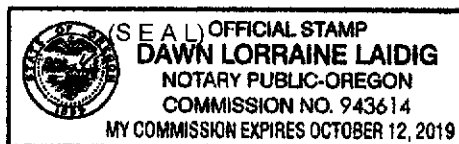
Dated this 29th day of September, 2017.

Susan M. Graham, Trustee
Susan M. Graham, Trustee

STATE OF OREGON)
) SS.
County of Klamath)

Personally appeared the above named Susan M. Graham, Trustee of the Edgar Family Revocable Trust, Dated March 2, 1999, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 10/12/19



CERTIFICATE OF INCUMBENCY OF TRUSTEE
EDGAR FAMILY REVOCABLE TRUST

AFTER RECORDING RETURN TO:

Susan M. Graham, Trustee
1578 Teja Drive
Yuba City, CA 95993

STATE OF OREGON, County of Klamath)ss

I, SUSAN M. GRAHAM being first duly sworn, depose and say:

1. That the EDGAR FAMILY REVOCABLE TRUST was established by ROBERT H. EDGAR and MARION A. EDGAR, by an Agreement dated March 2, 1999, between by ROBERT H. EDGAR and MARION A. EDGAR, as Trustor and by ROBERT H. EDGAR and MARION A. EDGAR, as Trustee. Said Trust names SUSAN M. GRAHAM, as Successor Trustee, if by ROBERT H. EDGAR and MARION A. EDGAR, die, or becomes mentally or physically incapacitated.

2. That MARION A. EDGAR, passed away on June 14, 2005; a certified copy of her Death Certificate was recorded in the Deed Records of Klamath County, Oregon on July 27, 2016 at 2016-007942 and incorporated herein by this reference;

3. That ROBERT H. EDGAR, passed away on May 15, 2016; a certified copy of his Death Certificate was recorded in the Deed Records of Klamath County, Oregon on July 27, 2016 at 2016-007943 and incorporated herein by this reference;

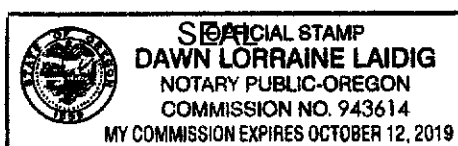
4. That SUSAN M. GRAHAM, as Successor Trustee, was not appointed by a Court and were not required to be appointed by a court under Oregon law;


5. By her signature below, SUSAN M. GRAHAM, hereby consents to serve as Trustee of the Trust, accepting such position as Successor Trustee.

DATED this 29th day of September, 2017.


SUSAN M. GRAHAM

Subscribed and sworn to before me this 29th day of September, 2017, by Susan M. Graham.




Notary Public for Oregon
My commission expires 10/12/19