



THIS SPACE RESERVED FOR

2017-013316  
Klamath County, Oregon  
11/17/2017 11:45:58 AM  
Fee: \$47.00

After recording return to:

Solomon L Cape

57982 Jolon Road

King City, CA 93930

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

Solomon L Cape

57982 Jolon Road

King City, CA 93930

File No. 199004AM

### STATUTORY WARRANTY DEED

**Kay Jacobs, Trustee of The Churchill Family Living Trust, dated March 16, 2010,**

Grantor(s), hereby convey and warrant to

**Solomon L Cape,**

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:

**A parcel of land situated in "River West" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:**

**Beginning at a 1/2 inch iron pin marking the Northeast corner of Lot 4, Block 5 of said "River West": thence South 27°11'00" East 220.00 feet; thence South 62°49'00" West, 300.00 feet; thence North 27°11'00" West 220.00 feet to a 1/2 inch iron pin on the Southerly right of way line of North Airport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of beginning.**

**Together with that portion of North Airport Drive, as vacated by Order No. 87-230 recorded May 29, 1987, M87-9207, and rerecorded July 1, 1987 M87-11558 and which inures by law thereto particularly described as follows:**

**Beginning at the Northeast corner of Lot 4 Block 5, River West Subdivision, Klamath County, Oregon; thence South 62°49' West along the Southerly right-of-way line of North Airport Drive 300.0 feet; thence North 27°11' West 30.0 feet to the centerline of North Airport Drive; thence North 62°49' East along the centerline of said drive 303.09 feet; thence South 21°18' East 30.16 feet to the point of beginning.**

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

**R-2408-025D0-02500-000**

**M-175329**

The true and actual consideration for this conveyance is \$160,000.00.

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:

Return to:

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, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF 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 15 day of November, 2017.

The Churchill Family Living Trust

Kay Jacobs  
Kay Jacobs, successor trustee

State of Oregon) ss.

County of Douglas

On this 15<sup>th</sup> day of November, 2017, before me, Rochelle Kennedy, Notary Public in and for said state, personally appeared Kay Jacobs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Churchill Family 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.

Rochelle Kennedy  
Notary Public for the State of Oregon»

Residing at: Roseburg

Commission Expires: 9/10/2021

