

2018-006635

Klamath County, Oregon



00223157201800066350020023

05/31/2018 01:37:18 PM

Fee: \$47.00

Returned to
County Clerk

WARRANTY DEED

Dan E. Foster, Trustee
Grantor

Lorraine G. Bagwell

Keno, OR 97603
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 DAN E. FOSTER, Trustee of the Barbara J. Foster, Living Trust, dated September 14, 1992, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to LORRAINE G. BAGWELL, 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:

The following described real property situate in Klamath County, Oregon:

FIRST ADDITION TO KLAMATH RIVER ACRES, Lot 5, Block 11, according to the official plat thereof on file in the records of Klamath County, in the County of Klamath, State of Oregon.

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 the sum of 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.

Dan E. Foster
Dan E. Foster

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

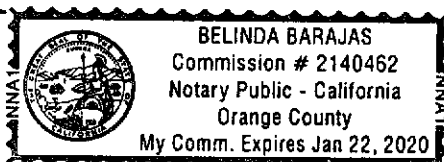
STATE OF CALIFORNIA)

) ss.

County of Riverside)

Subscribed and sworn to (or affirmed) before me on May 27th, 2018 by Dan E. Foster, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Belinda Barajas
NOTARY PUBLIC



CERTIFICATE OF INCUMBENCY OF TRUSTEE
BARBARA JEAN FOSTER LIVING TRUST

AFTER RECORDING RETURN TO:

Dan E. Foster, Trustee
1213 Center Street
Riverside, CA 92507

STATE OF CALIFORNIA, County of Riverside)ss

I, DAN E. FOSTER being first duly sworn, depose and say:

1. That the BARBARA JEAN FOSTER LIVING TRUST was established by BARBARA JEAN FOSTER, by an Agreement dated September 14, 1992, between by BARBARA JEAN FOSTER, as Trustor and by BARBARA JEAN FOSTER, as Trustee. Said Trust names DAN E. FOSTER, as Successor Trustee, if the office of trustee becomes vacant, by reason of death, incapacity, or any other reason....

2. That BARBARA JEAN FOSTER, passed away on September 9, 2012; a certified copy of her Death Certificate is attached hereto and incorporated herein by this reference;

3. That DAN E. FOSTER, as Successor Trustee, was not appointed by a Court and was not required to be appointed by a court under Oregon law;

4. By his signature below, DAN E. FOSTER, hereby consents to serve as Trustee of the Trust, accepting such position as Successor Trustee.

DATED this 29 day of MAY, 2018.

I A notary public or other officer completing this certification verifies only the
I identity of the Individual who signed the document to which this
I certification is attached, and not the truthfulness, accuracy or validity of
I that document

Dan E Foster
Dan E. Foster

Subscribed and sworn to (or affirmed) before me on May
29, 2018, by Dan E. Foster, proved to me on the basis of satisfactory evidence to
be the person who appeared before me.

Belinda Barajas
NOTARY PUBLIC

