

2018-009398

Klamath County, Oregon

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Fee: \$117.00

Document prepared by:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

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WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 3 day of August , 2018 , by and between:

Linda Sue Maclaughlin, Trustee, The Linda Sue Maclaughlin Living Trust
159 Ridgcrest Dr
Klamath Falls, OR 97601

(“grantor”), and

SE Holdings, LLC, An Oregon Limited Liability Company
9450 SW Gemini Dr #42281
Beaverton, OR 97008

(“grantee”). THE GRANTOR, for the true and actual consideration of \$5,625.00

Five Thousand Six Hundred and Twenty Five Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Lot 26, Block 17, Klamath Falls Forest Estates, Highway 66 Unit Plat NO. 1, according to the official plan thereof on file in the office of the County Clerk of Klamath County, Oregon.

Source of Title: 2017-012077

Recorded October 23, 2017

Commonly known as: None

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

None

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>Linda Sue MacLaughlin</u>	Signature: _____
Print Name: <u>Linda Sue MacLaughlin</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF Oregon }
COUNTY OF Klamath }

On this 7th of August, 2018 before me, a notary public, personally appeared
Linda MacLaughlin

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Timothy D. Estores
Notary Public
timothy d. estores
Print name
6/29/2021
My commission expires on

[SEAL]

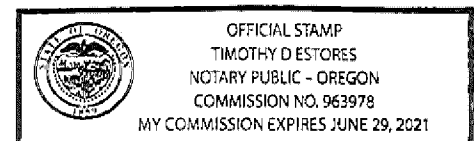


Exhibit A

Attached Documentation for The Linda Sue Maclaughlin Living Trust

**LAST WILL AND TESTAMENT
OF
LINDA SUE MACLAUGHLIN**

I, LINDA SUE MACLAUGHLIN, a resident of Oregon, declare this to be my Will and I hereby revoke all Wills and Codicils previously made by me.

FIRST:

I am a widow and have three (3) children:

MATTHEW ALAN SCOTT, born March 4, 1974;
JAMES WALTER SCOTT, born July 22, 1976; and
BENJAMIN LOREN SCOTT, born February 5, 1980.

SECOND:

I give the entirety of my Estate, both real and personal property, to the Trustee, LINDA SUE MACLAUGHLIN, under that Trust designated as "THE LINDA SUE MACLAUGHLIN LIVING TRUST dated 16 October, 2017," of which I am the Grantor and I am the Trustee. I direct that the entirety of my Estate, both real and personal property shall be added to, administered and distributed as part of that Trust, according to the terms of the Trust and any amendment made to it before my death. To the extent permitted by law, it is not my intent to create a separate Trust by this Will or to subject the Trust or the property added to it by this Will to the jurisdiction of the probate court except as provided in the Trust mentioned above.

THIRD:

If the disposition in Paragraph SECOND is inoperative or is invalid for any reason, or if the Trust referred to in Paragraph SECOND fails, I bequeath and devise the residue of my Estate to the Trustee named in the Trust as Trustee, to be held, administered and distributed as provided in such Trust, in the same manner as if such terms and provisions had been set forth herein in full.

If the Trust referred to in Paragraph SECOND is revoked, this Will is also revoked and my estate shall be treated as if I died without a Will (intestate) and distribution will occur per the intestate succession state laws of my residence unless I create and execute a new Will.

FOURTH:

I nominate MATTHEW ALAN SCOTT to act without bond as the Executor of my Estate. Should MATTHEW ALAN SCOTT fail to act for any reason, I nominate JAMES WALTER SCOTT to act without bond as the Executor of my Estate. Should JAMES WALTER SCOTT fail to act for any reason, I nominate BENJAMIN LOREN SCOTT to act without bond as the Executor of my Estate.

FIFTH:

I authorize the Executor, in the Executor's sole discretion, to retain any property of my Estate for as long as the Executor considers appropriate. The Executor shall not be liable for any loss incurred by my Estate by retaining any such property.

SIXTH:

I authorize the Executor to sell all or any part of the real or personal property of my Estate, at public or private sales, with or without notice, as the Executor in his/her discretion considers necessary for the proper administration and distribution of my Estate. I authorize the Executor to lease all or any part of the real or personal property of my Estate on such terms as the Executor considers proper.

SEVENTH:

In distributing my Estate or in selecting property to be distributed in the satisfaction of any requests provided by this Will, the Executor shall have sole discretion to determine the manner of distribution of the estate according to this Will.

EIGHTH:

The Trustee of "THE LINDA SUE MACLAUGHLIN LIVING TRUST" dated 16 October, 2017 is directed by its terms to pay all taxes that may be payable because of my death and to allocate the taxes as provided in the Trust. If at the time of my death that Trust no longer exists or, if it does still exist but insufficient to pay the taxes referred to in this paragraph, I direct my Executor to pay from the residue of my estate the taxes that cannot be paid from the Living Trust.

NINTH:

Except as otherwise provided in this Will, I have intentionally and with full knowledge omitted to provide for my heirs.

TENTH:

I specifically disinherit any person claiming to be my heir, who is not provided for in this Will or my Declaration of Trust. If any beneficiary named in this Will files a pleading with any court which contests this Will, or any of its provisions, any gift to that beneficiary under this Will shall be revoked, and the beneficiary shall take nothing. The beneficiary's share shall be distributed as if the beneficiary predeceased me without leaving issue surviving. This provision shall apply to (1) "direct contests;" (2) to any pleadings which challenge a transfer of property on the grounds that it was not the Transferor's property at the time of the transfer; and (3) the filing of a creditor's claim or prosecution of an action based on it; however, with regard to a creditor's claim, the Executor shall have the discretion to determine that such claim is appropriate (such as payment by a beneficiary of funeral and burial expenses) and may elect not to consider the creditor's claim as a contest.

ELEVENTH:

Except when the context in this Will requires otherwise, singular includes the plural, and the masculine gender includes the feminine and neuter.

TWELFTH:

If any provision of this Will is unenforceable, the remaining provisions shall remain in full effect.

IN WITNESS WHEREOF, I, LINDA SUE MACLAUGHLIN, the testator, sign my name to this instrument this 16 day of October, 2017, at City of Klamath Falls or County of Klamath, Oregon and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my last will and that I sign it willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.


LINDA SUE MACLAUGHLIN

The foregoing instrument, consisting of five (5) pages including signatures, was on the 16 day of October, 2017, first being duly sworn, signed and published by LINDA SUE MACLAUGHLIN, the testator, and declared by the testator to be her Last Will and Testament in the presence of each of us, who, at the testator's request and in the testator's presence and in the presence of each other, now subscribe our names as witnesses, and that to the best of our knowledge the testator is eighteen years of age or older, of sound mind, and under no constraint or undue influence. We declare under penalty of perjury under the laws of the State of Oregon that the foregoing is true and correct.

Signature of witness

Dyala Barabudo
Printed name of witness

2943 S 6th St

Printed address of witness

Klamath Falls OR 97603
Printed city, state, zip of witness

Signature of witness

Amber Gomes
Printed name of witness

2943 S 6th St
Printed address of witness

Klamath Falls OR 97603
Printed city, state, zip of witness

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

STATE OF OREGON)
COUNTY OF Klamath) ss.


We, the undersigned, being sworn, each for myself say:

On the date of the foregoing will of LINDA SUE MACLAUGHLIN, in our presence said LINDA SUE MACLAUGHLIN signed the same and declared it to be his/her will, whereupon, at his/her request and in his/her presence, we attested the will by signing our names thereto.

To the best of my knowledge and belief, the testator was, at that time, over the age of 18 years and of sound mind.


Witness

Dalia Barbudo
Printed Name of Witness


Witness

Amber Gomes
Printed Name of Witness

Subscribed, sworn to by each of the affiants above named this 16th day of October, 2017.


Notary Public for Oregon

Patricia Janet Thede
Printed Name of Notary Public

My commission expires: 6/20/18

