



THIS SPACE RESERVED FOR R

2018-010796

Klamath County, Oregon

09/05/2018 03:31:01 PM

Fee: \$92.00

After recording return to:

Judith A. Slightam and Rickey J. Slightam

36855 Highway 62

Chiloquin, OR 97624

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

Judith A. Slightam and Rickey J. Slightam

36855 Highway 62

Chiloquin, OR 97624

File No. 250550AM

STATUTORY WARRANTY DEED

Sandra L. Wedding,

Grantor(s), hereby convey and warrant to

Judith A. Slightam and Rickey J. Slightam, as Tenants by the Entirety,

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:

Parcel 1

The East 990 feet of Government Lot 1, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2

Government Lot 1 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom the Easterly 990 feet thereof.

The true and actual consideration for this conveyance is \$165,000.00.

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:

2018-2019 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.

Dated this 22nd day of August, 2018.

Sandra L. Wedding by
Sandra L. Wedding
Scott D. Wedding Attorney in Fact
By: Scott D. Wedding Attorney in Fact
Scott D. Wedding, Attorney in Fact

State of _____ } ss.
County of _____ }

On this ____ day of August, 2018, before me, _____ a Notary Public in and for said state, personally appeared Scott D. Wedding known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Sandra L. Wedding, and acknowledged to me that he/she/they subscribed the name of Sandra L. Wedding as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles)

On August 22, 2018 before me,

Linda Manchen
(here insert name and title of the officer)

personally appeared

Scott B. Wedding, Attorney-in-Fact

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

Linda Manchen



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Trust Deed

containing 2 pages, and dated 8-22-18

The signer(s) capacity or authority is/are as:

☐ Individual(s)

☒ Attorney-in-Fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 90 Entry # 17

Notary contact:

Other

☐ Additional Signer(s)

☐ Signer(s) Thumbprint(s)