



THIS SPACE RESERVED FOR

2018-012987

Klamath County, Oregon

10/24/2018 11:51:01 AM

Fee: \$97.00

After recording return to:

Karl Eric Tinney and Shirley Jean Tinney

P. O. Box 335

Azalea, OR 97410

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

Karl Eric Tinney and Shirley Jean Tinney

P. O. Box 335

Azalea, OR 97410

File No. 264210AM

STATUTORY WARRANTY DEED

Candace Lynn Nelson, Successor Trustee of the Henry T. Holman Trust U.T.A.D. October 9, 1990, as to an undivided 50% interest and Kate Bekins, Successor Trustee of the Patricia R. Holman Trust U.T.A.D. October 9, 1990, as to an undivided 50% interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Karl Eric Tinney and Shirley Jean Tinney, 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:

Lot 6 in Block 5 of TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion Deeded to the State of Oregon Department of Transportation Highway Division, recorded May 21, 1990 in Volume M90, page 9642, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,000.00.

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.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 17th day of October, 2018.

The Patricia Holman Trust

By: Kate Bekins
Kate Bekins, Successor Trustee

The Henry T. Holman Trust

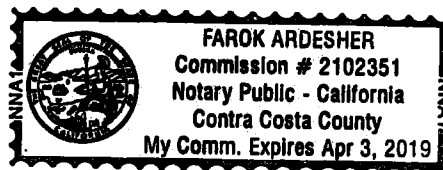
By: Candace Nelson
Candace Nelson, Successor Trustee

State of CALIFORNIA } ss
County of CONTRA } COSTA

On this 17th day of Oct, 2018, before me, FAROK ARDESHER a Notary Public in and for said state, personally appeared Kate Bekins, Successor Trustee of The Patricia R. Holman Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Farok Ardesher

Notary Public for the State of CALIFORNIA
Residing at: WALNUT CREEK
Commission Expires: 4-3-19



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 _____ day of _____, _____.

The Patricia Holman Trust

By: _____
Kate Bekins, Successor Trustee

The Henry T. Holman Trust

By: Candace Nelson, Trustee
Candace Nelson, Successor Trustee

State of _____ } ss
County of _____ }

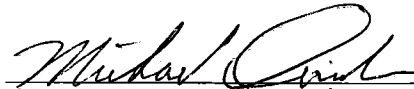
On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared Kate Bekins, Successor Trustee of The Patricia R. Holman Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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

State of UTAH } ss
County of SALT LAKE }

On this 17TH day of OCTOBER, 2018, before me, MICHAEL DAVIDSON a Notary Public in and for said state, personally appeared Candace Lynn Nelson, Successor Trustee of The Henry T. Holman Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of UTAH

Residing at: 11236 S. CHICORY LN. SOUTH JORDAN UT 84009

Commission Expires: 5-6-19

