



THIS SPACE RESERVED FOR

2018-014120

Klamath County, Oregon

11/20/2018 02:58:01 PM

Fee: \$92.00

After recording return to:

David C. Naylor

1117 Riverside Drive

Klamath Falls, OR 97601

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

David C. Naylor

1117 Riverside Drive

Klamath Falls, OR 97601

File No. 266463AM

STATUTORY WARRANTY DEED

Wayne D. Misco and Pamela K. Misco, as Trustees of the Misco Family Trust dated _____, 1999,

Grantor(s), hereby convey and warrant to

David C. Naylor,

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 the N1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pin monument marking the center one-quarter corner of said Section 5; thence South 89° 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28° 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway; thence Northerly along said roadway boundary on the arc of a 75 foot radius curve to the left a distance of 65.9 feet to an iron pin marking the end of said curve; thence continuing along said roadway boundary, North 36° 05' 30" West a distance of 370.0 feet to an iron pin marking the most Westerly corner of parcel described in Deed recorded in Volume M88, page 11564, Microfilm Records of Klamath County, Oregon; thence North 71° 37' 46" West a distance of 86.02 feet to a point on the Westerly boundary of said roadway; thence North 42° 13' 19" West a distance of 50.04 feet to the most Northerly corner of parcel herein described; thence South 40° 13' West a distance of 494.75 feet to a point on the Easterly boundary of Riverside Drive; thence following said Easterly boundary the following courses and distances: South 20° 01' 30" East, 27.31 feet; South 08° 46' East, 38.06 feet; South 0° 29' West, 38.06 feet; South 16° 48' West, 133.53 feet and South 19° 42' West 70.56 feet to the East-West center line of Section 5; thence South 89° 30' East along said center line a distance of 340.24 feet to the point of beginning.

The true and actual consideration for this conveyance is \$189,000.00.

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:

92

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 19th day of NOVEMBER, 2018

The Misco Family Trust dated 3/18, 1999

Wayne D. Misco Trustee
Wayne D. Misco, Trustee

Pamela K. Misco, Trustee
Pamela K. Misco, Trustee

State of CA } ss.
County of Placer }

On this 19 day of November, 2018, before me, Agnes a Notary Public in and for said state, personally appeared Wayne D. Misco and Pamela K. Misco known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Misco Family Trust dated _____, 1999, 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.

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

ACKNOWLEDGEMENT

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 ~~SS~~) SS
COUNTY OF ~~Sacramento~~ Placer)

On 11-19-18, before me, **L. Akers, Notary Public** personally appeared

Wayne D. Misco & Pamela K. Misco

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 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.

SEAL

WITNESS my hand and official seal.

Signature 
L. AKERS
NOTARY PUBLIC

In and for the State of California
County of Sacramento
My Commission Expires **07/19/2021**
Commission Number **2202106**



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ PARTNER(S) - ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☒ TRUSTEES
☐ OTHER _____

Title or Type of Document Statutory Warranty Deed

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____