



THIS SPACE RESERVED FOR

2019-000952
Klamath County, Oregon
02/01/2019 09:07:01 AM
Fee: \$97.00

After recording return to:

Deena Lipscomb

15614 SE Kingbird Dr

Happy Valley, OR 97015

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

Deena Lipscomb

15614 SE Kingbird Dr

Happy Valley, OR 97015

File No. 276238AM

STATUTORY WARRANTY DEED

**Brian Lindsay Wachs, Trustee, the Brian Lindsay Wachs Trust dated August 2, 1995,
as to an undivided one-half interest and Jacqueline C. Wachs,
Trustee, the Jacqueline Campagne Wachs Trust dated December 14, 2015
as to an undivided one-half interest. as Tenants in Common,**

Grantor(s), hereby convey and warrant to

Deena Lipscomb,

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 1048, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$28,000.00.

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:

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 27th day of January, 2019

Brian Lindsay Wachs Trust
By: Brian Lindsay Wachs, Trustee
Brian Lindsay Wachs, Trustee

Jacqueline Campagne Wachs Trust
By: Jacqueline C. Wachs, Trustee
Jacqueline C. Wachs, Trustee

State of California} ss.
County of _____

On this ____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Brian Lindsay Wachs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Brian Lindsay Wachs Trust dated August 2, 1995, 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.

Please See Attached
Notary Public for the State of California»
Residing at: _____
Commission Expires: _____

State of California} ss.
County of _____

On this 27th day of January, 2019, before me, _____ a Notary Public in and for said state, personally appeared Jacqueline C. Wachs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jacqueline Campagne Wachs Trust dated December 14, 2015, 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.

Please See Attached
Notary Public for the State of California»
Residing at: _____
Commission Expires: _____

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.

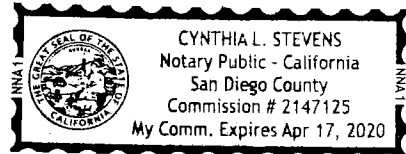
State of California
County of San Diego

On January 27, 2019 before me, Cynthia L. Stevens, Notary Public
(insert name and title of the officer)

personally appeared Brian Lindsay Watts
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 Cynthia L. Stevens (Seal)

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.

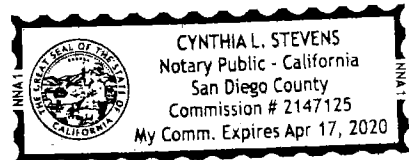
State of California
County of San Diego

On January 27, 2019 before me, Cynthia L. Stevens, Notary Public
(insert name and title of the officer)

personally appeared Jacqueline C. Wachs
who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ is ☒
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in
~~his~~/her/~~their~~ authorized capacity ☒, and that by ~~his~~/her/~~their~~ signature ☒ on the instrument the
person ☒, or the entity upon behalf of which the person ☒ 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 Cynthia L. Stevens (Seal)