



THIS SPACE RESERVED FOR

2019-002693

Klamath County, Oregon

03/22/2019 09:12:01 AM

Fee: \$87.00

After recording return to:

Arthur R. Belsky and Lilian M. Belsky, Trustees of
The Belsky Family Loving Trust, UAD May 2, 2003,
and their successors in Trust

1873 Benson Ave

Klamath Falls, OR 97601

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

Arthur R. Belsky and Lilian M. Belsky, Trustees of
The Belsky Family Loving Trust, UAD May 2, 2003,
and their successors in Trust

1873 Benson Ave

Klamath Falls, OR 97601

File No. 284338AM

STATUTORY WARRANTY DEED

Amy Gibbon, Successor Trustee of the Jacqueline May King Revocable Living Trust, dated December 27, 1995,

Grantor(s), hereby convey and warrant to

Arthur R. Belsky and Lilian M. Belsky, Trustees of The Belsky Family Loving Trust, UAD May 2, 2003, and their successors in Trust,

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:

That portion of Lot 3 in Block 7 of First Addition to the City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the point on the Northwesterly Boundary of said Lot 3, which is South 38°45' West a distance of 6 feet from the most Northerly corner of said Lot 3, said point being on the Southeasterly line of Doty Street; thence, South 38°45' West, along the Northwesterly boundary of said Lot 3, and the Southeasterly line of Doty Street a distance of 40 feet; thence, South 51°15' East, 37.8 feet, more or less, to the edge of an existing concrete sidewalk; thence, South 39°13' East along the edge of said sidewalk, a distance of 1 foot; thence, South 51°25' East along the edge of said sidewalk 71.2 feet, more or less, to a point on the Southeasterly boundary of said Lot 3, from which the most Southerly corner of said Lot 3 bears South 38°45' West a distance of 6 feet; thence, North 38°45' East, along said Southeasterly boundary of Lot 3, 40 feet; thence, North 51°15' West, 110 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$59,000.00.

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 19th day of MARCH, 2019.

Amy Gibbon as Successor Trustee of the Jacqueline May Berry Revocable Living Trust, dated December 27, 1995

By: Amy Gibbon, Successor Trustee
Amy Gibbon, Successor Trustee

State of WASHINGTON } ss
County of Pierce }

On this 19th day of March, 2019, before me, Dannette L White a
Notary Public in and for said state, personally appeared Amy Gibbon, Successor Trustee of the Jacqueline May Berry Revocable Living Trust, dated December 27, 1995, 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.

Dannette L White
Notary Public for the State of WASHINGTON
Residing at: Bonney Lake WA
Commission Expires: Nov 16 2022

