

2019-004211

Klamath County, Oregon

04/19/2019 02:53:01 PM

Fee: \$97.00

WHEN RECORDED MAIL TO

**Liberty Land Group 9450 SW
Gemini Dr #25864 Beaverton,
OR 97008**

WARRANTY DEED

THE GRANTOR(S), Mary Ward-Fairfield and Wallace Ward, a married couple, as Tenants in Common, a Married Couple, for and in consideration of: Ten Dollars grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Liberty Land Group LLC, a Oregon Limited Liability Company with a mailing address of 9450 SW Gemini Dr #25864, Beaverton, OR 97008 the following described real estate situated in the County of Klamath, State of Oregon:

Parcel ID
R194131

Recorder: Legal Description
The E1/2 S1/2 SE1/4 NW1/4 NW1/4 Section 27, Township
34 South, Range 7 East of the Willamette Meridian, County of
Klamath, State of Oregon.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Page 2 - Pertaining to the sale of R194131

Dated: 3-5-19

Signature: [Signature]
Mary Ward-Fairfield
1762 Aspen Run Ave Sutherlin,
OR 97479-9102

Dated: _____

Signature: _____
Wallace Ward
-
-

Acknowledgment of Individual

STATE OF OREGON
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 5th day of March 2019 (date), by Mary Ward-Fairfield and ~~Wallace Ward~~ ^{BOE}, a married couple, as Tenants in Common, who is personally known to me or who has produced OREGON DRIVER LICENSE (type of identification) as identification.

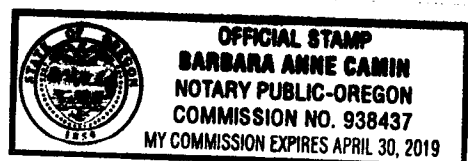
[Signature]

Notary Public

Printed Name: BARBARA ANNE CAMIN

My Commission Expires: April 30, 2019

Commission # 938437



STATE OF OREGON

CERTIFICATION OF VITAL RECORD



784357

I.D. TAG NO.

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2018-025680

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name First Wallace		Middle James	Last Ward	Suffix	Death Date September 30, 2018	
Sex Male	Age 76 years	Social Security Number 021-30-4203		County of Death Douglas		
Birthdate April 23, 1942		Birthplace Holyoke, Massachusetts			Was Decedent Ever in U.S. Armed Forces? Yes	
Residence: 1762 Aspen Run				City/Town Sutherlin		
Residence County Douglas		State or Foreign Country Oregon		Zip Code + 4 97479	Inside City Limits? Yes	
Marital Status at Time of Death Married		Spouse's Name Prior to First Marriage Mary Elizabeth Fairfield				
Father's Name Albert Ward				Mother's Name Prior to First Marriage Catherine E Symonds		
Informant's Name Mary Ward-Fairfield		Telephone Number Not Available	Relationship to Decedent Spouse	Mailing Address 1762 Aspen Run, Sutherlin, OR 97479		
Place of Death Hospital-Inpatient		Facility Name Mercy Medical Center				
Location of Death 2700 NW Stewart Parkway		City/Town or Location of Death Roseburg		State Oregon	Zip Code + 4 97471	
Method of Disposition Burial		Place of Disposition Roseburg National Cemetery		Location (City/Town and State) Roseburg, Oregon		
Name and Complete Address of Funeral Facility Sutherlin Chapel of the Roses 311 E Central Avenue, Sutherlin, Oregon 97479						
Date of Disposition TBD		Funeral Director's Signature Gene Goodson			OR License Number CO-3765	
Registrar's Signature Jennifer A. Woodward			Date Received October 02, 2018		Local File Number	
Amendment						

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: October 02, 2018

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mary Ward-Fairfield & Wallace Ward
1762 Aspen Run Ave
Sutherlin, OR 97479

Grantor's Name and Address

Wallace Ward & Mary Ward-Fairfield,
Trustees - 1762 Aspen Run Ave
Sutherlin, OR 97479

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Wallace Ward & Mary Ward-Fairfield
1762 Aspen Run Ave
Sutherlin, OR 97479

Until requested otherwise, send all tax statements to (Name and Address):

Wallace Ward & Mary Ward-Fairfield
1762 Aspen Run Ave
Sutherlin, OR 97479

BARGAIN AND SALE DEED - STATUTORY FORM

Wallace Ward and Mary Ward-Fairfield

conveys to Wallace J. Ward and Mary E. Ward-Fairfield, Trustees of the _____, Grantor.
WARD/WARD-FAIRFIELD FAMILY TRUST dated June 12, 2013

the following real property situated in _____ Klamath _____ County, Oregon: _____, Grantee.

The E1/2 S1/2 SE1/4 NW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the
Willamette Meridian, County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$-0- (Here, comply with the requirements of ORS 93.030.)

However, the actual consideration consists of or includes other property or value given
or promised which includes the whole consideration.

DATED 20 February 2018; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

WALLACE WARD

MARY WARD-FAIRFIELD

STATE OF OREGON, County of _____ Douglas _____ ss.

This instrument was acknowledged before me on 20 February 2018
by WALLACE WARD AND MARY WARD-FAIRFIELD

This instrument was acknowledged before me on 20 February 2018

by _____

as _____

of _____



OFFICIAL STAMP
MICHELLE LEA HOFFFLIGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 937932
MY COMMISSION EXPIRES APRIL 06, 2019

Notary Public for Oregon

My commission expires

6 Apr '1 2019