

**2019-004260**

**Klamath County, Oregon**

**04/23/2019 08:40:02 AM**

**Fee: \$107.00**

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** Janet Skow and Lori Randall, as Successor Co-Trustees of the Wesley M. Olson Revocable Living Trust, dated October 13, 2016

**Grantor's Mailing Address:** 852 Wainwright Street, Benicia, California 94510

**Grantee:** Janet Olson Skow, a single woman, as her sole and separate property

**Grantee's Mailing Address:** 852 Wainwright Street, Benicia, California 94510

**Type of Document to be Recorded:** **WARRANTY DEED**

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Quitclaim Deed: Recorded October 13, 2016; Doc. No. 2016-010921

**Situs Address:** 2906 Front Street, Unit B-2  
Klamath Falls, Oregon 97601-1276

**Tax Account Number:** 3809-019CB-80012 **Property ID:** R874560

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Janet Olson Skow  
852 Wainwright Street  
Benicia, CA 94510

**After Recording Return To:**

smart!DEEDS - 89025  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Prepared By:**

Janet Skow, Successor Co-Trustee  
852 Wainwright Street  
Benicia, CA 94510

**WARRANTY DEED**  
TITLE OF DOCUMENT

**Janet Skow and Lori Randall, as Successor Co-Trustees of the Wesley M. Olson Revocable Living Trust, dated October 13, 2016**, Grantor, conveys and warrants to **Janet Olson Skow, a single woman, as her sole and separate property**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **3809-019CB-80012** Property ID: **R874560**

Prior Recorded Document Reference: **Quitclaim Deed**: Recorded **October 13, 2016**; Doc. No. **2016-010921**

**Death Recital: Wesley M. Olson**, being the same person as Wesley Martin Olson, Trustee of the Wesley M. Olson Revocable Living Trust, dated October 13, 2016, became deceased on June 22, 2018, pursuant to an original Certificate of Death recorded concurrently herewith. Pursuant to terms of the Trust, **Janet Skow and Lori Randall** are to serve as Successor Co-Trustees of the Wesley M. Olson Revocable Living Trust, dated October 13, 2016.

Subject To:     1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and  
NONE

**The true consideration for this conveyance is:** OTHER VALUE WAS THE WHOLE CONSIDERATION

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of March, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

**Wesley M. Olson Revocable Living Trust, dated October 13, 2016**

Lori Randall  
Lori Randall, Successor Co-Trustee

STATE OF Washington }  
COUNTY OF Walla Walla } <sup>SS</sup>

This instrument was acknowledged before me this 25<sup>th</sup> day of March, 2019, by **Lori Randall, Successor Co-Trustee.**

NOTARY STAMP/SEAL



Before Me: Marisa Maiuri  
NOTARY PUBLIC- STATE OF WA  
My Commission Expires: 02-08-2023

Dated this 22 day of March, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

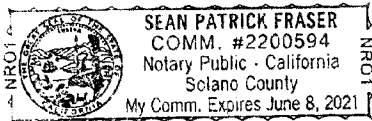
**Wesley M. Olson Revocable Living Trust, dated October 13, 2016**

Janet Skow  
Janet Skow, Successor Co-Trustee

STATE OF California }  
COUNTY OF Solano } ss

This instrument was acknowledged before me this 22 day of March, 2019, by **Janet Skow, Successor Co-Trustee**.

NOTARY STAMP/SEAL



Before Me: Sean Patrick Fraser  
NOTARY PUBLIC- STATE OF California  
My Commission Expires: June 8, 2021

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.

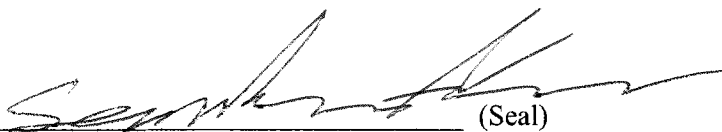
State of California )

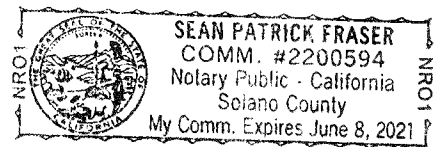
County of Solano )

On 3/22/19, before me, Sean Patrick Fraser <sup>notary public</sup>,  
a Notary Public, personally appeared Janet Skow, 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.

Notary Signature  (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO WIT:

UNIT NO. B-2 OF HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, SITUATED IN A PORTION OF LOT 1 OF TRACT 1275 AND A PORTION OF HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, BEING IN THE SW1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND FURTHER DESCRIBED IN THAT CERTAIN DECLARATION RECORDED IN VOLUME M83, PAGE 21250 AND SUPPLEMENTED IN VOLUME M93, PAGE 27937, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, APPERTAINING TO THAT REAL PROPERTY SITUATED IN KLAMATH FALLS, OREGON, AND MORE COMPLETELY DESCRIBED IN SAID DECLARATION, WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS AS PERTAINING TO SAID CONDOMINIUMS AS SET FORTH IN SAID DECLARATION, AND SAID CONDOMINIUM UNIT SHALL BE USED SUBJECT TO THE PROVISIONS, COVENANTS, RESTRICTIONS AND LIMITATIONS AS SET FORTH IN SAID DECLARATION, INCLUDING THE PLANS AND OTHER EXHIBITS WHICH ARE A PART THEREOF, AND THE BYLAWS OF HARBOR ISLES CONDOMINIUM OWNERS' ASSOCIATION RECORDED SIMULTANEOUSLY THEREWITH.