

2019-005305

Klamath County, Oregon



00240407201900053050020025

05/13/2019 02:02:51 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address:

Kathy I. Noel
3035 Blue Oak Court
Spring Valley, CA 91978

Grantees' Names and Address:

David Scott Noel and
Kathryn Irene Noel, Trustees
3035 Blue Oak Court
Spring Valley, CA 91978

After recording, return to:

Howard F. Feinman, Attorney
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, OR 97401

Until a change is requested, sent tax statements to:

David Scott Noel and
Kathryn Irene Noel, Trustees
3035 Blue Oak Court
Spring Valley, CA 91978

SPECIAL WARRANTY DEED

Kathy I. Noel, a married woman, who owns the below-described property as her sole and separate property, Grantor, conveys and specially warrants to David Scott Noel and Kathryn Irene Noel, Trustees of the Noel Living Trust dated April 3, 2019, Grantees, free of encumbrances created or suffered by Grantor, except as specifically set forth herein, the following described real property situated in Klamath County, Oregon, which, after this conveyance, shall remain the sole and separate property of the Grantor, to wit:

LOT 9, BLOCK 19, OREGON PINES, AS SAME AS SHOWN ON PLAT FILED JUNE 30, 1969, DULY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: R-3511-014C0-02000-000

Encumbrances created or suffered by the Grantor: None

The true consideration for this conveyance is other than money.

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 SECTION 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of April, 2019.

Kathy I. Noel

See Notarial Acknowledgment Attached

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 April 29, 2019, before me, David John Barnier
(insert name and title of the officer)

personally appeared Kathy I. Noel,
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  (Seal)

