



THIS SPACE RESERVED FOR

2019-005670

Klamath County, Oregon

05/21/2019 10:00:01 AM

Fee: \$92.00

After recording return to:

Scott R. Richardson

6912 S 6th St

Klamath Falls, OR 97603

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

Scott R. Richardson

6912 S 6th St

Klamath Falls, OR 97603

File No. 295450AM

STATUTORY WARRANTY DEED

Raymond H. Andrieu and Sylvia L. Johnson, Trustees or the Successor Trustee of the Leon R. Andrieu 2000 Revocable Trust under trust agreement dated January 25, 2000,

Grantor(s), hereby convey and warrant to

Scott R. Richardson,

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:

A tract of land situated in the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Hilyard Avenue, 30 feet Northerly at right angles from the center line of Hilyard Avenue, said point being North 0°04' West a distance of 30 feet and North 89°56' East a distance of 774.1 feet from the iron axle which marks the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 89°56' East along the North line of Hilyard Avenue, a distance of 220.0 feet; thence North 0°04' West a distance of 93.37 feet to the true point of beginning; thence South 81°14' East a distance of 33.34 feet; thence North 43°51' East a distance of 115.0 feet, more or less, to the Southwesterly right of way line of the Dalles-California Highway; thence along said right of way line North 46°09' West a distance of 121.0 feet; thence South 43°51' West a distance of 200 feet, more or less, to a point North 81°14' West 114.53 feet to the point of beginning; thence South 81°14' East 114.53 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 17th day of MAY, 2019.

The Leon R. Andrieu 2000 Revocable Trust

By: David P. Andrieu
David P. Andrieu, Successor Trustee

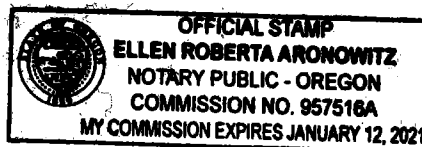
By: _____
Sylvia L. Thompson, Successor Trustee

State of Oregon ss
County of Lane

On this 17th day of May, 2019, before me, Ellen Roberta Aronowitz a Notary Public in and for said state, personally appeared David P. Andrieu, Successor Trustee of The Leon R. Andrieu 200 Revocable Trust, 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.

Ellen Roberta Aronowitz
Notary Public for the State of OREGON
Residing at: Lane County
Commission Expires: 1-12-21



State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me _____ a Notary Public in and for said state, personally appeared Sylvia L. Thompson, Successor Trustee of The Leon R. Andrieu 200 Revocable Trust, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 16th day of May, 2019

The Leon R. Andrieu 2000 Revocable Trust

By: _____
David P. Andrieu, Successor Trustee

By: Sylvia L. Thompson
Sylvia L. Thompson, Successor Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared David P. Andrieu, Successor Trustee of The Leon R. Andrieu 200 Revocable Trust, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Washington } ss
County of Clark }

On this 16 day of May, 2019, before me, Sandra S. St. Claire a Notary Public in and for said state, personally appeared Sylvia L. Thompson, Successor Trustee of The Leon R. Andrieu 200 Revocable Trust, 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.

Sandra S. St. Claire
Notary Public for the State of Washington
Residing at: Vancouver, WA
Commission Expires: June 10, 2020
Sandra S. St. Claire
Notary Public for Washington
Residing at Vancouver, WA
My commission expires June 10, 2020

