



THIS SPACE RESERVED FOR R

2019-005802

Klamath County, Oregon

05/23/2019 03:13:02 PM

Fee: \$87.00

After recording return to:

Gregory Stern
185 Echo Lane
Portola Valley, CA 94028

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

Gregory Stern
185 Echo Lane
Portola Valley, CA 94028
File No. 287483AM

STATUTORY WARRANTY DEED

Tristram Tupper Hyde, Successor Trustee of the Joint Revocable Trust Agreement of John A. & Margaret S. Federhart dated July 31, 2009,

Grantor(s), hereby convey and warrant to

Gregory Stern,

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 PART OF Lot 4, Block 16, ORIGINAL TOWN OF LINKVILLE, NOW KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 16, ORIGINAL TOWN OF LINKVILLE, NOW KLAMATH FALLS, OREGON; thence Northerly along the Westerly line of said Lot 4, Block 16, a distance of 107 1/2 feet; thence Easterly at right angles and parallel with Main Street a distance of 40 feet; thence Southerly at right angles and parallel with Fifth Street a distance of 107 1/2 feet to the Northerly line or boundary of Main Street; thence Westerly at right angles along the Northerly line of Main Street a distance of 40 feet to the place of beginning.

The true and actual consideration for this conveyance is \$470,000.00.

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 17 day of MAY, 2019.

John A. & Margaret S. Federhart dated July 31, 2009

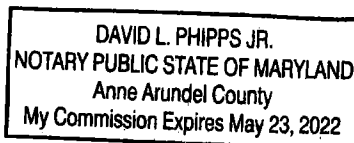
Tristram Tupper Hyde
Tristram Tupper Hyde, Trustee

State of MARYLAND } ss.
County of ANNE ARUNDEL }

On this 17 day of May, 2019, before me, DAVID L. PHIPPS JR a Notary Public in and for said state, personally appeared Tristram Tupper Hyde known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the John A. & Margaret S. Federhart dated July 31, 2009, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

David L. Phipps Jr.
Notary Public for the State of MARYLAND »
Residing at: ARNOLD, MARYLAND
Commission Expires: 5-23-22



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