

Thomas J. Crawford, Trustee
Skyler Irrevocable Trust UAD January 13th, 1999

AmeriTitle
Grantor

MTC 270102 An

Gregory S. Kelley and Bedar M. Kelley, Trustees
The Kelley Family Trust UAD March 3rd, 2006

Grantee

After Recording Return To:

Gregory S. Kelley and Bedar M. Kelley, Trustees
The Kelley Family Trust UAD March 3rd, 2006
999 Lakeshore Drive
Klamath Falls, OR. 97601

Send Tax Statements To:

Gregory S. Kelley and Bedar M. Kelley, Trustees
The Kelley Family Trust UAD March 3rd, 2006
999 Lakeshore Drive
Klamath Falls, Oregon 97601

2019-006999

Klamath County, Oregon

06/21/2019 10:12:01 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **THOMAS J. CRAWFORD**, as Trustee of the Skyler Irrevocable Trust UAD January 13th, 1999, hereinafter called Grantor, for the consideration hereinafter stated to the Grantor, paid by **GREGORY S. KELLEY** and **BEDAR M. KELLEY**, as Trustees of the Kelley Family Trust UAD March 3rd, 2006, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto the said Grantee, their successor trustees and assigns, all of the Grantor's right, title and interest in the following described real property with the tenements, hereditaments and appurtenances hereunto belonging or in aenaeus appertaining, situated in the County of Klamath, Oregon, and more particularly described as:

LOT 16, together with that portion of vacated alley that inured thereto by operation of law, Lakeshore Gardens according to the official plat thereof on file in the office of the County Clerk of Klamath County.
(Tax Lot 2000) (hereinafter referred to as the "Property")

To Have and to Hold the same unto said Grantee, its successors and assigns forever.

Grantee hereby agrees and warrants, that as a part of the consideration of the sale of the Property to them, that Grantee has inspected the Property on their own behalf and in making their decision to purchase the Property, that Grantee is not relying upon any representations, warranties, guarantees or covenants of Grantor or any party acting for Grantor with respect to the condition of the Property, and Grantee explicitly waives any claim on that account. The parties hereto agree that neither Grantor nor any party acting for Grantor has made any such representations, warranties, guarantees or covenants regarding the condition of the Property and that Grantee expressly take the Property **AS IS, WHERE IS AND WITHOUT WARRANTY AS TO THE CONDITION THEREOF, INCLUDING ANY LATENT DEFECTS THEREIN**. This, however, does not detract from, limit or otherwise restrict Grantor's representations, warranties, guarantees or covenants with respect to title.

The Grantor does hereby covenant to and with the above named Grantee, their successor and assigns, that Grantor is lawfully seized in fee simple in said Property, that same are free from all encumbrances except for those as set forth in Exhibit A and that Grantor will warrant and forever defend Grantor's interest in said Property and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

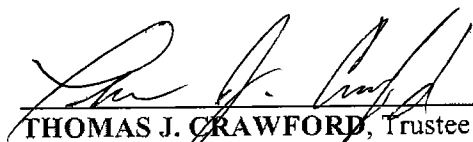
The true and actual consideration paid for this conveyance, stated in terms of dollars, is \$82,500.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of June, 2019.

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 17, 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

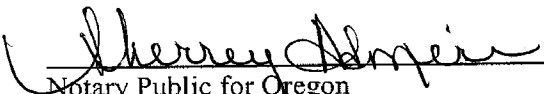
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED BY 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.


THOMAS J. CRAWFORD, Trustee
Skyler Irrevocable Trust UAD January 13th, 1999
Grantor

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on the 14 day of June, 2019, by Thomas J. Crawford, as Trustee of the Skyler Irrevocable Trust UAD January 13th, 1999.


Notary Public for Oregon

