



THIS SPACE RESERVED FOR

2019-012418

Klamath County, Oregon

10/23/2019 02:34:37 PM

Fee: \$102.00

After recording return to:

Noah Fathie & Alexander Fathie

1825 Laurel Rd.

Cave Junction, OR 97523

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

Noah Fathie & Alexander Fathie

1825 Laurel Rd.

Cave Junction, OR 97523

File No. 325042AM

STATUTORY WARRANTY DEED

Aaron Henry Van Geem and Evan James Van Geem, Successor Co-Trustees of the James R. Van Geem Revocable Trust and Lucy Groetsch,

Grantor(s), hereby convey and warrant to

Alexander Fathie and Noah Fathie, not as Tenants in Common, but with Rights of Survivorship

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:

Lot 32 in Block 44 of TRACT 1184 - OREGON SHORES UNIT 2, FIRST ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$25,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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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 12TH day of OCTOBER, 2019.

The James R. Van Geem Revocable Trust

By:

Aaron Henry Van Geem
Aaron Henry Van Geem, Successor Co-Trustee

By:

Evan James Van Geem, Successor Co-Trustee

Lucy Groetsch

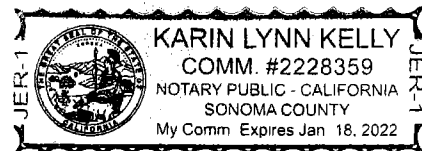
State of California } ss
County of SONOMA }

On this 12 day of October, 2019, before me, KarinLynn Kelly a Notary Public in and for said state, personally appeared Aaron Henry Van Geem, Successor Co-Trustee of The James R. Van Geem 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.

KarinLynn Kelly

Notary Public for the State of California
Residing at: SONOMA COUNTY, SANTA ROSA, CALIFORNIA
Commission Expires: JANUARY 18, 2022



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 11 day of October, 19.

The James R. Van Geem Revocable Trust

By: _____
Aaron Henry Van Geem, Successor Co-Trustee

By: _____
Evan James Van Geem, Successor Co-Trustee

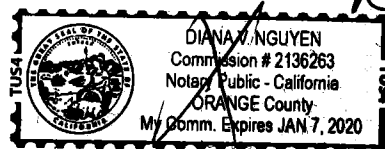
Lucy Groetsch

State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Aaron Henry Van Geem, Successor Co-Trustee of The James R. Van Geem 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 CA } ss
County of Orange

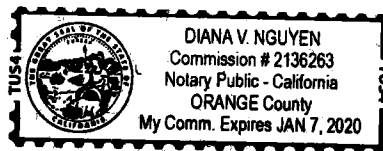
On this 11 day of Oct, 2019, before me, Diana V. Nguyen a Notary Public in and for said state, personally appeared Evan James Van Geem, Successor Co-Trustee of The James R. Van Geem Revocable Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument 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.

[Signature]
Notary Public for the State of CA

Residing at: _____

Commission Expires: 1/7/20



State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Lucy Groetsch, 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 _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Evan James Van Geem, Successor Co-Trustee of The James R. Van Geem 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 California } ss
County of Sonoma }

On this 12 day of October, 2019, before me, Karin Lynn Kelly a Notary Public in and for said state, personally appeared Lucy Groetsch, 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.

Karin Lynn Kelly
Notary Public for the State of California
Residing at: Santa Rosa, Sonoma County, California
Commission Expires: January 18, 2022

