

## THIS SPACE RESERVED FOR

## 2019-012418

Klamath County, Oregon

10/23/2019 02:34:37 PM Fee: \$102.00

After reco	rding return to:		1
Noah Fa	thie & Alexander Fath	nie	
1825 La	urel Rd.		
Cave Jur	ection, OR 97523		
sent to the Noah Fa	ange is requested all to following address: thie & Alexander Fath		hall be
1825 La	urel Rd.		
Cave Jur	ection, OR 97523		
File No	325042 AM		

## 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.

Notary Public for the State of

Residing at: 5000 WQ

Commission Expires:

alloma

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 195.301, 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.

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTE  Dated this /2 114 day of CC 10/36 P		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Dated this /2   IT day of OCTOBER	<u> 2019.</u>	**	•
•			
The James R. Van Geem Revocable Trust			
By: MonHowsky Jan			
Aaron Henry Van Geem, Successor Co-Trustee	_		and the second of the second o
		*-	
By:	<del>-</del>		* * * * * * * * * * * * * * * * * * *
Evan James Van Geem, Successor Co-Trustee			
Alan X pottost			
Lucy Groetsch			
1.16	•		
State of <u>California</u> } ss			
County of <u>SOYOMA</u> }			
On this 12 day of Cotto , 2019, before me	KarinlynnKellu		a Notary Public in and for said
state, personally appeared Aaron Henry Van Geem, S		e James R. V	
or identified to me to be the person(s) whose name(s)			
he/she/they executed same.			
IN WITNESS WHEREOF, I have hereunto set my ha	and and affixed my official	seal the day a	nd year in this certificate first
above written.			graft Graft
10			

KARIN LYNN KELLY

COMM. #2228359

SONOMA COUNTY

My Comm Expires Jan 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 thisday of, 2019, before me,a the state, personally appeared Aaron Henry Van Geem, Successor Co-Trustee of The James R. Van Geor identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and ye above written.	d acknowledged to me that
Notary Public for the State of	NGUYEN
Commission Expires: Note Public RANG	on # 2136263 lic - California SE County sires JAN 7, 2020

State of ( County of 6 U Nguyen a Notary Public in and for said day of OCF, 2019, before me, 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. DIANA V. NGUYEN Notary Public for the State of Commission # 2136263 Residing at: Notary Public - California **ORANGE** County Commission Expires: Comm. Expires JAN 7, 2020 State of County of a Notary Public in and for said day of \_, 2019, before me, 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

Page 3 Statutory Warranty Deed

Escrow No. 325042AM

Residing at:

Commission Expires:

Page 3 Statutory Warranty Deed Escrow No. 325042AM

State of } ss County of }				
On this day of, 2019, before me, state, personally appeared Evan James Van Geem, Su identified to me to be the person(s) whose name(s) is/he/she/they executed same.	ccessor Co-Trustee of The are subscribed to the within	ı Instrument a	nd acknowledged to	rust, known or me that
IN WITNESS WHEREOF, I have hereunto set my ha above written.	nd and affixed my official	seal the day a	nd year in this certif	icate first
			•	;
Notary Public for the State ofResiding at:	· -			
Commission Expires:				
State of Callonia ss County of Sonawa }				
On this day of Cetter, 2019, before me, state, personally appeared Lucy Groetsch, known or i	dentified to me to be the pe	rson(s) whose	_ a Notary Public in name(s) is/are subs	and for said scribed to the
within Instrument and acknowledged to me that he/sh IN WITNESS WHEREOF, I have hereunto set my ha above written.		seal the day a	nd year in this certif	icate first
Kolen Synn Relly			46147	<del>(</del>
Notary Public for the State of Call famo Residing at: Santa Rosa, Sonoma count Commission Expires: Vanuay 18, 2022	j callenia		ARIN LYNN KEL COMM. #2228359 IOTARY PUBLIC - CALIFOR SONOMA COUNTY My Comm Expires Jan 18.2	RNIA Z