

Returned at Counter

2019-012791

Klamath County, Oregon



00249581201900127910010019

10/31/2019 02:59:00 PM

Fee: \$82.00

WARRANTY DEED

Scott D. MacArthur and
Darleen A. MacArthur
Grantor

Scott D. MacArthur, Trustee and
Darleen A. MacArthur, Trustee
86 RidgeCrest Drive
Klamath Falls, OR 97601
Grantee

After recording return to: Grantee
Until a change is requested, all tax statements
shall be sent to the following address: SAME

KNOW ALL MEN BY THESE PRESENTS, that SCOTT D. MacARTHUR and DARLEEN A. MacARTHUR, husband and wife, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to SCOTT D. MacARTHUR, Trustee, and DARLEEN A. MacARTHUR, Trustee, Trustees of the SMAC-DAM Living Trust, dated October 31, 2019, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property located in Klamath County, Oregon, to-wit:

Lot 23 in Block 5 of Tract 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. R-3809-020DD-08900-000

and will warrant and defend the same against all persons who may lawfully claim the same,

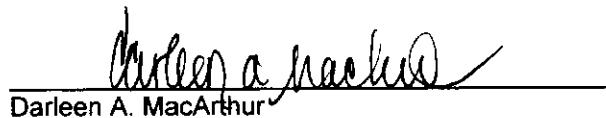
To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 31st of October, 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 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.


Scott D. MacArthur



Darleen A. MacArthur

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Scott D. MacArthur and Darleen A. MacArthur, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed this 31st day of October, 2019.

SEAL



Before me: 
Notary Public for Oregon
My Commission expires: 7/18/20