



2020-000567

Klamath County, Oregon

01/15/2020 01:35:05 PM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Linda Kennedy and Stephen A. Kennedy

1870 Greenwood Ave

Reedsport Or 97467

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

Linda Kennedy and Stephen A. Kennedy

1870 Greenwood Ave

Reedsport Or 97467

File No. 329515AM

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### STATUTORY WARRANTY DEED

**Norman B. McClung, Trustee of the Norman B McClung Revocable Living Trust dated 12/17/2014 and  
Brittney Ong, Successor Trustee of the Marlene Frieauf Survivors Trust dated 08/06/1992,**

Grantor(s), hereby convey and warrant to

**Linda Kennedy and Stephen A. Kennedy, as Tenants by the Entirety,**

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 18 in Block 1 of WAGON TRAIL ACREAGES NO. 1 - THIRD ADDITION, TRACT NO. 1136,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2309-001B0-00700**

The true and actual consideration for this conveyance is \$600,000.00.

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 9<sup>th</sup> day of Jan 2020.

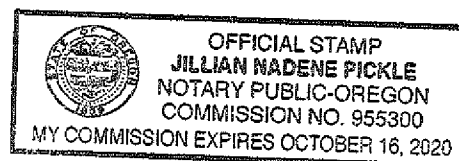
Norman B. McClung  
Norman B. McClung, Trustee

State of Oregon } ss.  
County of Deschutes }

On this 9<sup>th</sup> day of Jan 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Norman B. McClung known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Norman B McClung Revocable Living Trust dated 12/17/2014, 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.

Jillian Nadene Pickle  
Notary Public for the State of Oregon »  
Residing at: La Pine Oregon  
Commission Expires: Oct 16 2020



Dated this 11 day of January, 2020.

Brittney Ong, Successor Trustee  
Brittney Ong, Successor Trustee See attached Doc

State of California, ss.  
County of FRESNO }

On this 11<sup>th</sup> day of Jan 2020, before me, M. Damian a Notary Public in and for said state, personally appeared Brittney Ong known or identified to me to be the person whose name is subscribed to the foregoing instrument as Brittney Ong, Successor Trustee of the Marlene Frieauf Survivors Trust dated 08/06/1992, 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.

M. Damian  
Notary Public for the State of California  
Residing at: Clovis, CA  
Commission Expires: 06/18/2020

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Fresno }

On 01/11/2020 before me, M. Damian Notary Public  
(Here insert name and title of the officer)

personally appeared Brittney Renee Ong  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

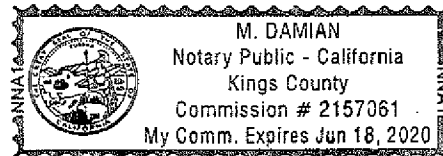
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Damian

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.