

## 2020-000805

Klamath County, Oregon

01/21/2020 03:25:00 PM

Fee: \$117.00

## THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
James and Karla Grimes, Trustees
12049 Hwy 140 E
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be
sent to the following address:
James and Karla Grimes, Trustees
12049 Hwy 140 E
Klamath Falls, OR 97603
File No. 334247AM

## STATUTORY WARRANTY DEED

Mellisa DuBois, Claiming Successor of the Terry DuBois Estate, deceased, Mellisa DuBois, Ryan DuBois, Maureen Willard and Brent DuBois

Grantor(s), hereby convey and warrant to

James B. Grimes and Karla K. Grimes, Trustees of the James B. and Karla K. Grimes Trust,

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:

Beginning at a point 660 feet East and 330 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 20 feet East of the center of a road intersecting the Dalles-California Highway from the North, and which iron pin is 30 feet North of the center of said Highway; thence West 330 feet; thence North 66 feet; thence East 330 feet; thence South 66 feet to the place of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 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 9th day of JAN.	<u>.2020</u> .
The Estate of Terry DuBois	
By: / m. w. Successor  Mellisa DuBois, Claiming Successor	
Te care	
Ryan DuBois	
Maureen Willard	
Mellisa DuBois	
Brent DuBois	
State of <i>DR</i> } ss County of <i>Klama+1</i> }	
known or identified to me to be the person(s) whose that he/she/they executed same.	ne, <u>Seloscan Anne Sinnock</u> a Notary Public in and for said a Successor of the Estate of Terry DeBois, Mellisa DuBois, as an individual, name(s) is/are subscribed to the within Instrument and acknowledged to me and and affixed my official seal the day and year in this certificate first
Allacarane Sunnark	·
Notary Public for the State of	OFFICIAL STAMP
Residing at: Klamath Co. Commission Expires: 8-3021	DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 966136

COMMISSION NO. 966136
MY COMMISSION EXPIRES AUGUST 30, 2021

Page 3 Statutory Warranty Deed Escrow No. 334247AM
State of Of State of Klamath }
On this day of Jan, 2020, before me, Dobot an Have Sinnock a Notary Public in and for said state, personally appeared Ryan DuBois, 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 OK Residing at: Klambh Co Commission Expires: 8-30-21  OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 966136 NY COMMISSION EXPIRES AUGUST 30, 2021
State of} ss County of}
On this
Notary Public for the State of
State of } ss County of }
On this day of, 2020, before me, a Notary Public in and for said state, personally appeared Brent DuBois, 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.
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Page 2 Statutory Warranty Deed Escrow No. 334247AM

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LAWS 2009, AND SECTIONS 2 TO 7, CHAPT	ER 8, OREGON LAWS 2010.	
Dated this day of	_; <i>2030</i> .	•
The Estate of Terry DuBois		
By: Mellisa DuBois, Claiming Successor	-	
Ryan DuBois  Maureen Willard  Maureen Willard		•
Mellisa DuBois	•	
Brent DuBois		
State of} ss County of}		•
On this day of, 2020, before a state, personally appeared Mellisa DuBois, Claiming known or identified to me to be the person(s) whose that he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set may above written.	g Successor of the Estate of Terre e name(s) is/are subscribed to the	within Instrument and acknowledged to me
Notary Public for the State of Residing at: Commission Expires:		

Escrow No. 334247AM	•
State of } ss County of }	
On this day of, 2020, before me, state, personally appeared Ryan DuBois, known or identified twithin Instrument and acknowledged to me that he/she/they ex IN WITNESS WHEREOF, I have hereunto set my hand and at above written.	a Notary Public in and for said to me to be the person(s) whose name(s) is/are subscribed to the secuted same.  Graded my official seal the day and year in this certificate first
Notary Public for the State of Residing at: Commission Expires:	
	, , , , , , , , , , , , , , , , , , ,
State of One don } ss County of White Do	
On this, day of, 2020, before me,, state, personally appeared Maureen Willard, known or identifithe within Instrument and acknowledged to me that he she hard IN WITNESS WHEREOF, I have hereunto set my hand and at above written.	
LAM OM	The second secon
Notary Public for the State of ORecon Residing at: Washington County Commission Expires: 7/18/2021	OFFICIAL STAMP MARY PATRICIA GRAY NOTARY PUBLIC - OREGON COMMISSION NO. 964528 MY COMMISSION EXPIRES JULY 18, 2021
State of } ss County of }	
On this, 2020, before me,	a Notary Public in and for said
state, personally appeared Brent DuBois, known or identified t within Instrument and asknowledged to me that he/she/they ex IN WITNESS WHEREOF, I have hereunto set my hand and at above written.	
Notary Public for the State of	
Commission Expires:	
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Page 2 Statutory Warranty Deed Escrow No. 334247AM

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SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OR	2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON REGON LAWS 2010
Dated this 9H1 day of JAN. ,202	<u>20</u> .
The Estate of Terry DuBois	
By: / Mellisa DuBois, Claiming Successor	
Ryan DuBois	
Maureen Willard	
Mellisa DuBois  Brent DuBois	
State of OR ss County of Klannth }	
known or identified to me to be the person(s) whose name(s) if that he/she/they executed same.	a Notary Public in and for said or of the Estate of Terry DuBois, Mellisa DuBois, as an individual, is/are subscribed to the within Instrument and acknowledged to me affixed my official seal the day and year in this certificate first
Albarakanne Sinnark	
Notary Public for the State of OR Residing at: Klamath Co. Commission Expires: 8 30 21	OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 966136
	MY COMMISSION EXPIRES AUGUST 30, 2021

Page 3 Statutory Warranty Deed Escrow No. 334247AM	
State of Of ss County of Kinnath }	
within Instrument and acknowledged to me that he/sha	Dobos ah Huno Sinnock a Notary Public in and for said intified to me to be the person(s) whose name(s) is/are subscribed to the they executed same.  It is a notary Public in and for said intified to me to be the person(s) whose name(s) is/are subscribed to the they executed same.  It is a notary Public in and for said intified to me to be the person(s) whose name(s) is/are subscribed to the they executed same.
Notary Public for the State of OR Residing at: 1/Ambth Cor Commission Expires: 8-30-21	OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY PUBLIC- OREGON COMMISSION NO. 966136 MY COMMISSION EXPIRES AUGUST 30, 2021
State of} ss County of}	
On this day of, 2020, before me, state, personally appeared Maureen Willard, known or the within Instrument described in the within Instrument d	a Notary Public in and for said identified to me to be the person(s) whose name(s) is/are subscribed to
	the/they executed same.  I and affixed my official seal the day and year in this certificate first
IN WITNESS WHEREOF, have hereunto set my hand	
IN WITNESS WHEREOF, Lhave hereunto set my hand above written.  Notary Public for the State of	
Notary Public for the State of Residing at: Commission Expires:  State of	a Notary Public in and for said iffied to me to be the person(s) whose name(s) is/are subscribed to the ney executed same.  a Notary Public in and for said iffied to me to be the person(s) whose name(s) is/are subscribed to the ney executed same.  and affixed my official seal the day and year in this certificate first
Notary Public for the State of	a Notary Public in and for said ified to me to be the person(s) whose name(s) is/are subscribed to the

## **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 docu	ment.	
State of California County ofSa	n Joaquin	_)
on January 18,	2020 before me,	M. Gutierrez, Notary Public
		(insert name and title of the officer)
personally appeared _		
his ber/their authorize	in instrument and acknown displaying that is	evidence to be the person(s) whose name(s) is a few whedged to me that he she/they executed the same in by his/ber/their signature(s) on the instrument the e person(s) acted, executed the instrument.
I certify under PENAL	TY OF PERJURY under	the laws of the State of California that the foregoing

WITNESS my hand and official seal.

paragraph is true and correct.

Signature