



2020-001222
Klamath County, Oregon
01/30/2020 03:08:00 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Edwin Keady and Loretta Keady, Trustees

4554 Coopers Hawk Rd

Klamath Falls, OR 97601

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

Edwin Keady and Loretta Keady, Trustees

4554 Coopers Hawk Rd

Klamath Falls, OR 97601

File No. 347565AM

STATUTORY WARRANTY DEED

Florence M. Patrick, Trustee of the Murphy W. & Florence M. Patrick 2004 Revocable Living Trust U/D/T October 5, 2004,

Grantor(s), hereby convey and warrant to

Edwin Keady and Loretta Keady, Trustees of The Edwin and Loretta Keady Trust dated January 6, 2006,

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:

That portion of Lot 16 in Block 6, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point located on the West line of said Lot 16, at a distance of 90.1 feet from the Northwest corner of said Lot; thence North 90.1 feet to the said Northwest corner; thence East along the North line of said Lot 16 a distance of 50 feet to the Northeast corner of said Lot; thence South along the East line of said Lot a distance of 81.8 feet to the Northerly line of the Tract here to fore conveyed to the Missionary Baptist Church of Klamath Falls, Oregon, an Oregon corporation, thence Westerly in a straight line to the point of beginning.

The true and actual consideration for this conveyance is \$62,000.00.

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 29 day of January, 2020

The Murphy W. and Florence M. Patrick 2004 Revocable Living Trust

By: Florence M. Patrick
Florence M. Patrick, Trustee

State of California
County of Santa Barbara

On this 29 day of Jan, 2020, before me, Jean Lee Stenson a Notary Public in and for said state, personally appeared Florence M. Patrick, Trustee of The Murphy W. & Florence M. Patrick 2004 Revocable Living 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 California
Residing at: Solvang
Commission Expires: Dec 23, 2021

See Attached Notary
Acknowledgment Certificate

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

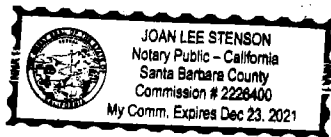
State of California

County of Santa Barbara

On Jan 29, 2020 before me, Joan Lee Stenson, Notary Public

personally appeared FLORENCE M PATRICK
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Joan Lee Stenson
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: January 29, 2020 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____