



2020-003493

Klamath County, Oregon

03/20/2020 02:03:59 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Richard Foreman and Cheryl Foreman

8660 Las Animas Rd.

San Jose, CA 95135

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

Richard Foreman and Cheryl Foreman

8660 Las Animas Rd.

San Jose, CA 95135

File No. 324033AM

STATUTORY WARRANTY DEED

John Bourdet who acquired title as John Bourdett and Kenneth Fry who acquired title as Kenneth Frye Co-Succesor Trustee(s) of the Josanna Pierce Irrevocable Trust,

Grantor(s), hereby convey and warrant to

Richard Foreman and Cheryl Foreman, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$1,000,000.00.

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:

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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 JAN., 2020

Josanna Pierce Irrevocable Trust

By: Kenneth Fry, Co-Successor Trustee
Kenneth Fry, Co-Successor Trustee

By: John Bourdet, Co-Successor Trustee
John Bourdet, Co-Successor Trustee

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 } ss
County of Santa Clara

On this 29 day of January, 2020, before me, ERICA ESPARZA-SANCHEZ a Notary Public in and for said state, personally appeared John Bourdet and Kenneth Fry, Co-Successor Trustees of the Josanna Pierce Irrevocable 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.

Erica Esparza Sanchez
Notary Public for the State of California

Residing at: 975 White Cloud Dr Morgan Hill CA 95037
Commission Expires: October 29, 2021

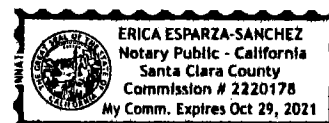


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 31: S1/2 S1/2 N1/2 NE1/4, S1/2 NE1/4, SE1/4 and that portion of the S1/2 N1/2 SE1/4 NW1/4, S1/2 SE1/4 NW1/4, N1/2 SW1/4 and the SE1/4 SW1/4 lying East of the Sprague River.

Section 32: That portion of the S1/2 SW1/4 lying West of the Sprague River Highway.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: Government Lot 4, SW1/4 NW1/4 and that portion of Government Lot 3 and the SE1/4 NW1/4 lying West of Sprague River.

Section 6: Government Lots 1 and 2, S1/2 NE1/4

PARCEL 2:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of Government Lot 3, SE1/4 NW1/4 and the NE1/4 SW1/4 lying East of the Sprague River.

PARCEL 3:

The N1/2 N1/2 of Section 32, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Sprague River Highway.