

2020-004975

Klamath County, Oregon



00258020202000049750030039

04/20/2020 10:24:10 AM

Fee: \$92.00

Recording Requested by:

Law Office of Terrance A. Taforo
112 Siskiyou Avenue
Mount Shasta, California 96067

Grantor's name(s) and address(es):

John E. Kennedy and Jeanette M. Kennedy
Trustees under Declaration of Trust dated
November 27, 1991
709 Rockfellow Drive
Mount Shasta, California 96067

Grantee's name(s) and address(es):

John Elmer Kennedy and Jeanette Marie Kennedy,
trustees of the Kennedy Family Trust dated March
dated March 19, 2020
709 Rockfellow Drive
Mount Shasta, California 96067

After recording return to:

John Elmer Kennedy and Jeanette Marie Kennedy
709 Rockfellow Drive
Mount Shasta, California 96067

Send all tax statements to:

John Elmer Kennedy and Jeanette Marie Kennedy
709 Rockfellow Drive
Mount Shasta, California 96067

STATUTORY WARRANTY DEED

John E. Kennedy and Jeanette M. Kennedy, Trustees under the Kennedy Declaration of Trust dated November 27, 1991, as to an undivided 1/3 interest, Grantor, convey and warrant to **JOHN ELMER KENNEDY and JEANETTE MARIE KENNEDY, trustees of the KENNEDY FAMILY TRUST DATED MARCH 19, 2020**, Grantee, all of their undivided 1/3 interest in that certain real property, situated in the County of Klamath, State of Oregon, free of liens and encumbrances, except as specifically set forth herein, the following described real property:

THE NORTHEASTERLY 50 FEET OF LOTS 17 AND 18 IN BLOCK 27 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, BEING A RECTANGULAR PIECE OF LAND, 50 FEET WIDE AND 100 FEET LONG, FACING 50 FEET ON EARLE STREET, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R304575
Property Address or Location: 1823 Earle Street, Klamath Falls, Oregon 97601

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero. This is a transfer of an individual's interest in real property into that same individual's revocable living trust.

This property is free from liens and encumbrances, EXCEPT:

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Until a change is requested, all tax statements are to be sent to the following address: John Elmer Kennedy and Jeanette Marie Kennedy, 709 Rockfellow Drive, Mount Shasta, California 96067.

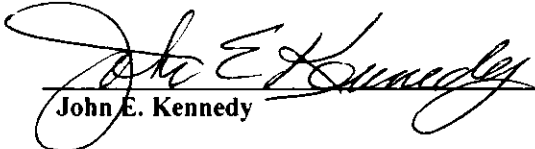
In construing this deed, where the context so requires, the singular includes the plural.


Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on March 19, 2020.

Grantors:


John E. Kennedy


Jeanette M. Kennedy

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.

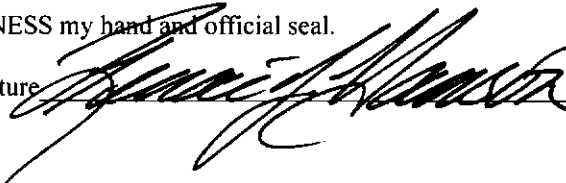
State of California)
County of Siskiyou)

On March 19, 2020 before me, Renae J. Hanson, Notary Public, personally appeared **John E. Kennedy** and **Jeanette M. Kennedy**, 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.

Signature

 (Seal)

