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06/09/2020 04:02:06 PM

Fee: \$92.00

After recording, mail to:
Stephanie Keegan Carpenter
658 Front Street
Klamath Falls, Oregon 97601

Send tax statements to:

Stephanie Keegan Carpenter, Trustee
of the Gilbert James Carpenter and
Stephanie Keegan Carpenter Revocable
Living Trust
658 Front Street
Klamath Falls, Oregon 97601

Returned at Counter

WARRANTY DEED

Stephanie K. Carpenter, Quintana Kardel and Quiche J. Carpenter, as tenants in common, Grantors, convey and warrant to **Stephanie Keegan Carpenter, Quiche J. Carpenter and Quintana B. Kardel, Joint Trustees of the Gilbert James Carpenter and Stephanie Keegan Carpenter Revocable Living Trust under agreement dated January 31, 2005, and any amendments thereto** as Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42 of said Buena Vista Addition, if projected across Front Street and Easterly 80.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point of beginning Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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.

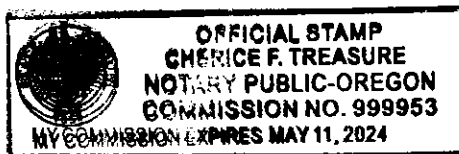
Dated this 20 day of May, 2020.

GRANTORS

Stephanie Keegan Carpenter
Stephanie Keegan Carpenter

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Stephanie Keegan Carpenter and acknowledged the foregoing instrument to be her voluntary act. Before me this 20 day of May, 2020.



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 5-11-2024

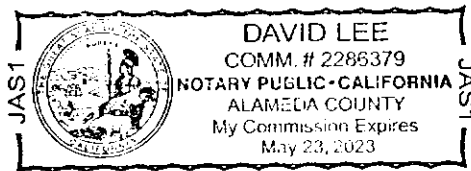
Quintana Kardel
Quintana Kardel

STATE OF CALIFORNIA)
) ss
County of ALAMEDA)

On MAY 27, 2020, before me, DAVID LEE, a Notary Public, personally appeared Quintana Kardel, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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: _____

[Handwritten signature]

Quiche J. Carpenter
Quiche J. Carpenter

STATE OF CALIFORNIA)
) ss
County of SAN Diego)

On June 5th, 2020, before me, Brandon Evans, a Notary Public, personally appeared Quiche J. Carpenter, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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: _____

[Handwritten signature]

