



THIS SPACE RESERVED FOR

2020-007302

Klamath County, Oregon

06/15/2020 01:21:08 PM

Fee: \$87.00

After recording return to:

Sebastian Bufardecì, Jr., Trustee of the Sebastian
Bufardecì, Jr. Trust Dated April 19, 2004

7537 Hilyard Ave.

Klamath Falls, OR 97603

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

Sebastian Bufardecì, Jr., Trustee of the Sebastian
Bufardecì, Jr. Trust Dated April 19, 2004

7537 Hilyard Ave.

Klamath Falls, OR 97603

File No. 355463AM

STATUTORY WARRANTY DEED

**Kristen R. Clark as Successor Trustee of the R. Scott Jarvie and Kathleen R. Jarvie, Revocable LT, UAD,
November 18, 2014,**

Grantor(s), hereby convey and warrant to

Sebastian Bufardecì, Jr., Trustee of the Sebastian Bufardecì, Jr. Trust Dated April 19, 2004,

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:

**A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, and being more particularly described as follows:**

**Commencing at the Southwest corner of said Section 6; thence South 89°59'00" East, 200.00 feet; thence
North 00°15'45" West, 430.63 feet parallel with the West line of said Lot 7 of Section 6, to the true point of
beginning of this description; thence North 88°36'25" West, 95.15 feet to a 5/8" iron rod; thence North
00°15'45" West, 228.00 feet parallel with the West line of said Lot 7, to a point on the Southerly right of way
line of the Enterprise Irrigation District Canal; thence South 88°36'25" East, 95.15 feet along said right of
way; thence South 00°15'45" East 228.00 feet parallel to the West line of said Lot 7 to the true point of
beginning.**

**Together with an easement for ingress and egress along the existing driveway which lines adjacent to the
Westerly of the following described line:**

**Commencing at a point 200 feet East of the Southwest corner of said Section 6; thence North 00°15'45"
West, 430.63 feet parallel with the West line of said Lot 7 of Section 6.**

The true and actual consideration for this conveyance is \$169,000.00.

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 12 day of June, 2020

The R. Scott Jarvie and Kathleen R. Jarvie, Revocable LT

By: Kristen R Clark
Kristen R. Clark, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 12 day of June, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Kristen R. Clark** known or identified to me to be the person whose name is subscribed to the foregoing instrument **as successor trustee of the R. Scott Jarvie and Kathleen R. Jarvie, Revocable LT**, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

