



2020-008337

Klamath County, Oregon

07/08/2020 03:18:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Robert B. Finch and Ariene M. Finch

840 Pacific Terrace

Klamath Falls, OR 97601

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

Robert B. Finch and Ariene M. Finch

840 Pacific Terrace

Klamath Falls, OR 97601

File No. 377776AM

STATUTORY WARRANTY DEED

Anthony B. Filippis and Lisa F. Filippis, Trustees of the Filippis Family Trust dated May 10, 2006,

Grantor(s), hereby convey and warrant to

Robert B. Finch and Ariene M. Finch, 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:

Those portions of Lots 2 and 3 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of said Lot 2; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street, 50 feet to the alley; thence Southerly and parallel to Pacific Terrace, 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3 62 1/2 feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87 1/2 feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the point of beginning.

The true and actual consideration for this conveyance is \$240,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 1st day of July, 2020.

The Filipps Family Trust dated May 10, 2006

By: [Signature] Trustee
Anthony B Filipps, Trustee

By: [Signature] Trustee
Lisa F Filipps, Trustee

State of _____ } ss.
County of _____ }

(See Attached)

On this _____ day of June, 2020, before me, _____ a Notary Public in and for said state, personally appeared Anthony B. Filipps and Lisa F. Filipps known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Filipps Family Trust dated May 10, 2006, and acknowledged to me that he/she/they executed the same as 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

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 Napa

S.S.

On July 1st, 2020 before me, John F. Kopilow, Notary Public
Name of Notary Public, Title

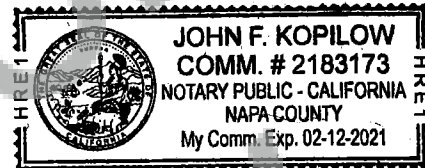
personally appeared Anthony B. Filippis
Name of Signer (1)

Lisa F. Filippis
Name of Signer (2)

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]
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory Warranty Deed containing 2 pages, and dated July 1st, 2020.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☒ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 41 Entry # 142

Notary contact: 707-812-3666

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____