



2020-009332

Klamath County, Oregon

07/30/2020 02:20:36 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Larry E. Peacore and Carolyn F. Peacore, Trustees of
the Larry E. and Carolyn F. Peacore Trust, executed
August 16, 1990

PO Box 1079

Keno, OR 97627

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

Larry E. Peacore and Carolyn F. Peacore, Trustees of the
Larry E. and Carolyn F. Peacore Trust, executed
August 16, 1990

PO Box 1079

Keno, OR 97627

File No. 380912AM

STATUTORY WARRANTY DEED

**Timothy Sele and Meri Christine Sele, as Co-Trustees of the Sele Family Trust, dated November 4, 2016, and
Terry Kieth Pocock, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Larry E. Peacore and Carolyn F. Peacore, Trustees of the Larry E. and Carolyn F. Peacore Trust, executed
August 16, 1990,**

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:

**The Southeast quarter of the Northwest quarter of Section 7, Township 40 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$20,000.00.

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"

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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 28 day of July, 2020

Sele Family Trust

By: [Signature]
Timothy Sele, Co-Trustee

By: [Signature]
Meri Christine Sele, Co-Trustee

State of _____ } ss.
County of _____ }

On this _____ day of July, 2020, before me, _____, a Notary Public in and for said state, personally appeared **Timothy Sele and Meri Christine Sele**, known or identified to me to be the person whose name is subscribed to the foregoing instrument **as Co-Trustees of the Sele Family Trust**, 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: _____

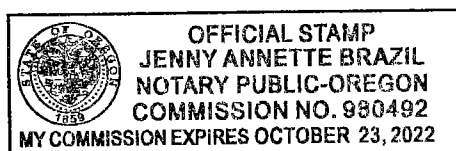
[Signature]
Terry Kieth Pocock

State of Oregon } ss.
County of Klamath

On this 30 day of July, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Terry Kieth Pocock**, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022



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 ORANGE

On JULY 28, 2020 before me, A. STUART, NOTARY PUBLIC
(insert name and title of the officer)

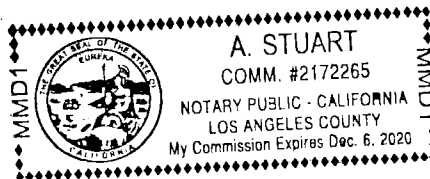
personally appeared TIMOTHY SELE & MERI CHRISTINE SELE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by 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

A. Stuart



(Seal)