



2020-010844

Klamath County, Oregon

08/28/2020 12:34:00 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Scrogam and Terri Scrogam

4801 Driftwood Dr.

Klamath Falls, OR 97603

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

David Scrogam and Terri Scrogam

4801 Driftwood Dr.

Klamath Falls, OR 97603

File No. 377096AM

STATUTORY WARRANTY DEED

Norma Jean Bennett and Christina Smith, Trustees under Agreement dated July 22, 1976, also known as the Mary E. Nelson Trust,

Grantor(s), hereby convey and warrant to

David Scrogam and Terri Scrogam, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$160,000.00.

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 27 day of August, 2020.

Mary E. Nelson Trust

By: Norma Jean Bennett
Norma Jean Bennett, Trustee

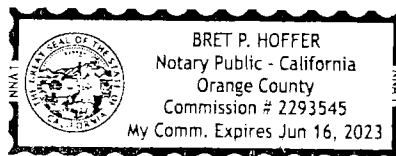
By: _____
Christina Smith, Trustee

State of CA } ss.
County of Orange }

On this 27 day of August, 2020, before me, Bret P. Hoffer, a Notary Public in and for said state, personally appeared Norma Jean Bennett, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Mary E. Nelson 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/

Bret P. Hoffer
Notary Public for the State of CA »
Residing at: 92648
Commission Expires: 6/16/23



State of _____ } ss.
County of _____ }

On this _____ day of August, 2020, before me, _____, a Notary Public in and for said state, personally appeared Christina Smith, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Mary E. Nelson 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: _____

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 25th day of August, 2020

Mary E. Nelson Trust

By: _____
Norma Jean Bennett, Trustee

By: Christina Smith
Christina Smith, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of August, 2020, before me, _____, a Notary Public in and for said state, personally appeared **Norma Jean Bennett**, known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustee of the Mary E. Nelson 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: _____

State of _____ } ss.
County of _____ }

On this _____ day of August, 2020, before me, _____, a Notary Public in and for said state, personally appeared **Christina Smith**, known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustee of the Mary E. Nelson 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.

See Attached Certificate
Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

ACKNOWLEDGEMENT

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 Santa Clara

On Aug. 25, 2020 before me, ELLIE A. LAI, NOTARY PUBLIC

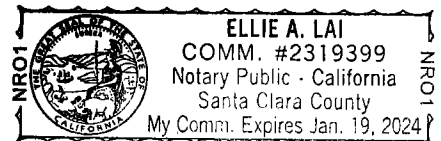
personally appeared Christina Smith

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 Ellie A. Lai



(Seal)

Place Notary Seal Above

-----OPTIONAL INFORMATION-----

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to:

Document titled/for the purpose of Statutory Warranty Deed

Document date: _____

Number of pages: 3 (including acknowledgment)

Additional Signer(s) other than named above Noma Jean Bennett

EXHIBIT 'A'

PARCEL 1:

Lot 10 in Block 208 of Mills Second Addition to the City of Klamath Falls, Oregon according to the duly recorded plat thereof.

Saving and excepting that portion thereof conveyed to State of Oregon by deed Dated July 15, 1943 and recorded in Book 157 at page 106 of Deed Records of Klamath County, Oregon.

PARCEL 2:

Lot 16, Block 208, Mills Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 15, Block 208, Mills Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4:

Lots 11 and 12, Block 208, Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded May 8, 1942 in Volume 147 page 157, Deed Records of Klamath County.