



**2020-010968**

**Klamath County, Oregon**

**08/31/2020 03:35:01 PM**

**Fee: \$97.00**

THIS SPACE RESERVED FOR

After recording return to:

Sterling Westfall

1132 N Eldorado Ave

Klamath Falls, OR 97601

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

Sterling Westfall

1132 N Eldorado Ave

Klamath Falls, OR 97601

File No. 388914AM

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### STATUTORY WARRANTY DEED

**Everett G. Flores, Carol E. Westfall, and Christine M. Miller, Co-Successor Trustees of the Ramon D. Flores and Grace S. Flores 1996 Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Sterling Westfall,**

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:

**Lot 1, EXCEPT the Westerly 50 feet thereof, in Block 31 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, Klamath County, Oregon. TOGETHER WITH all of Lot 2 in Block 31 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, EXCEPT portion of the Northwest corner described as follows: Beginning at the Northwest corner of said Lot, thence East along the North line of said Lot 50 feet; thence South and parallel to the El Dorado Street 25 feet; thence West and parallel to the North line of said Lot 50 feet, thence North along the West line of said Lot 25 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$176,000.00.

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 August, 2020.

Ramon D. and Grace S. Flores 1996 Revocable Trust

By: [Signature], Co-Successor Trustee  
Everett G. Flores, Co-Successor Trustee

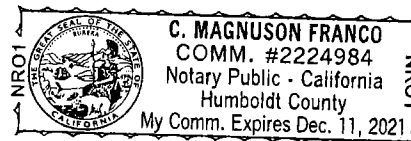
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.  
County of Humboldt }

On this 28 day of August, 2020, before me, C. Magnuson Franco a Notary Public in and for said state, personally appeared Everett G. Flores known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Ramon D. Flores and Grace S. Flores 1996 Revocable Trust, and acknowledged to me that he/she/they executed the same as Co-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.

[Signature]  
Notary Public for the State of California  
Residing at 111 Evergreen Lane Eureka Ca  
Commission Expires: 12-11-21 95503



Dated this 8/28/ day of August, 2020.

Ramon D. and Grace S. Flores 1996 Revocable Trust


By:

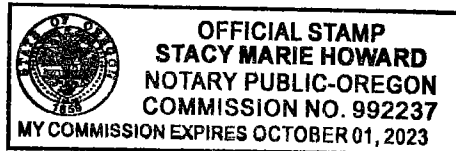
  
Carol E. Westfall, Co-Successor Trustee

State of Oregon} ss.  
County of Klamath}

On this 28<sup>th</sup> day of August, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Carol E. Westfall known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Ramon D. Flores and Grace S. Flores 1996 Revocable Trust, and acknowledged to me that he/she/they executed the same as Co-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.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires: 10-1-23



Dated this 27<sup>th</sup> day of August, 2020.

Ramon D. and Grace S. Flores 1996 Revocable Trust

By: Christine M. Miller, Co-Successor Trustee  
Christine M. Miller, Co-Successor Trustee

State of Nevada ss.  
County of Washoe

On this 27<sup>th</sup> day of August, 2020, before me, Renee Anne Stewart a Notary Public in and for said state, personally appeared Christine M. Miller known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Ramon D. Flores and Grace S. Flores 1996 Revocable Trust, and acknowledged to me that he/she/they executed the same as Co-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.

Renee Anne Stewart  
Notary Public for the State of Nevada  
Residing at: Washoe County  
Commission Expires: February 14, 2024

