

2020-013270

Klamath County, Oregon



00267386202000132700040040

THIS SPACE PROVIDED FOR RECORDER'S USE O

10/15/2020 01:08:03 PM

Fee: \$97.00

Returned at Counter

WHEN RECORDED RETURN TO: *q send tax statements to:*  
CHRISTINE M ROSS  
3833 CHESTER ST  
NORTH BEND, Oregon, 97459

## WARRANTY DEED

THE GRANTOR(S),

- DAVID E GODSY SR and DEBBIE GODSY, a married couple

for and in consideration of: \$10.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- THE GODSY IRREVOCABLE LIVING TRUST, CHRISTINE M ROSS, Trustee,  
3833 CHESTER ST, NORTH BEND, COOS County, Oregon, 97459,  
the following described real estate, situated in SPRAGUE RIVER, in the County of KLAMATH,  
State of Oregon:

Legal Description:

PARCEL 2 OF LAND PARTITION 46-99, BEING LOT 16 IN BLOCK 1 OF TRACT 1164,  
SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 36 SOUTH-RANGE 11  
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON-SEE  
EXHIBIT A

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,

rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

#### TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 101

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. 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.

**Grantor Signatures:**

DATED: 10-14-2020

DATED: 10-14-2020

x David E Godsy Sr

DAVID E GODSY SR  
28305 FREMONT ROSD  
SPRAGUE RIVER, Oregon  
97639

Debbie Godsy

DEBBIE GODSY  
28305 FREMONT ROSD  
SPRAGUE RIVER, Oregon  
97639

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14<sup>th</sup> day of October,  
2020 by DAVID E GODSY SR and DEBBIE GODSY.

Michelle Ann Di Pompeo  
Notary Public

Signature of person taking acknowledgment

Store Lead Associate  
Title (and Rank)

My commission expires May 20, 2022

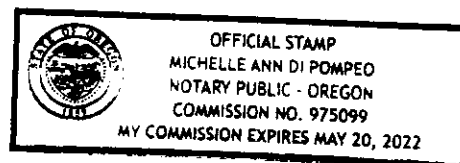




Exhibit A

THIS SPACE RESERVED FOR

2018-009940

Klamath County, Oregon

08/22/2018 01:02:00 PM

Fee: \$92.00

After recording return to:

David Godsy and Deborah Godsy

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

David Godsy and Deborah Godsy

File No. 252979AM

### STATUTORY WARRANTY DEED

**Colin W. Hicks and Karla J. Hicks, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**David Godsy and Deborah Godsy, 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:

**Lot 15, Block 1, TRACT 1164, according to the official plat thereof on file in the office of the County Clerk of 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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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