

2020-014120

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00268333202000141200060061

10/30/2020 05:54:39 PM

Fee: \$107.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Christine M Ross

Address: 3833 Chester St

City, ST Zip: North Bend, OR 97459

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: David Godsy Sr and Debbie Godsy

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: The Godsy Irrevocable Living Trust, Christine M. Ross, Trustee

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title,
the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Name: The Godsy Irrevocable Living

Christine M. Ross, Trustee

Address: 3833 Chester St

City, ST Zip: North Bend, OR 97459

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying
or contracting to convey fee title or any memorandum
of such instrument:

\$ None

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that
could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: R886186 and R337264

Rerecording at the request of the grantor to correct the grantor name from David E. Godsy Sr and Debbie Godsy to Christine M. Ross Trustee of The Godsy Irrevocable Living Trust, who acquired title as The Godsy Trust, Christine M. Ross, Trustee previously recorded as Vol 2020 and Page 013270

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: *send tax statements to:*
CHRISTINE M ROSS
3833 CHESTER ST
NORTH BEND, Oregon, 97459

WARRANTY DEED

Christine M. Ross, Trustee of the Godsy Irrevocable Living Trust
THE GRANTOR(S), *who acquired title as The Godsy Trust, Christine M. Ross Trustee*
- ~~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:

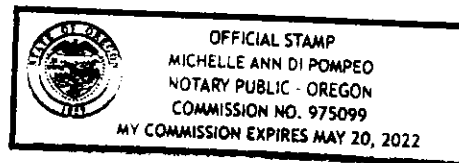
This instrument was acknowledged before me on this 14th day of October,
2020 by DAVID E GODSY SR and DEBBIE GODSY.

Michelle Ann Di Pompeo
Notary Public

Signature of person taking acknowledgment

Store Lead Associate
Title (and Rank)

My commission expires May 20, 2022



The Godsy Irrevocable Living TRust

Christine M. Ross trustee
Christine M. Ross, Trustee

State of Oregon } ss
County of COOS }

On this 27 day of October, 2020, before me, Mindy L. Smith
a Notary Public in and for said state, personally appeared Christine M. Ross
_____, 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.

Mindy L. Smith
Notary Public for the State of Oregon
Residing at: 700 S. Broadway Coos Bay, OR 97420
Commission Expires: June 25, 2022

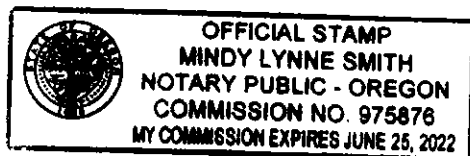




Exhibit A

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.

22 AUG