



2020-015294

Klamath County, Oregon

11/23/2020 02:36:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Collin Marshall Grandy

6471 Coopers Hawk Rd.

Klamath Falls, OR 97601

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

Collin Marshall Grandy

6471 Coopers Hawk Rd.

Klamath Falls, OR 97601

File No. 410611AM

STATUTORY WARRANTY DEED

Thomas B. Osgood, MD and Eleanor Reali, Co-Trustees of the Thomas M. Osgood Revocable Trust Number Two, U/A/D July 31, 2014, who acquired title as Thomas B. Osgood, MD and Eleanor Reali, Co-Trustees of the Thomas J. Osgood Revocable Trust Number Two, U/A/D July 31, 2014

Grantor(s), hereby convey and warrant to

Collin Marshall Grandy,

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 941 of Running Y Resort, Phase 11, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$500,000.00.

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:

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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 17th day of November, 2020

The Thomas ^{M. Osgood} Osgood Revocable Trust Number Two, U/A/D July 31, 2014

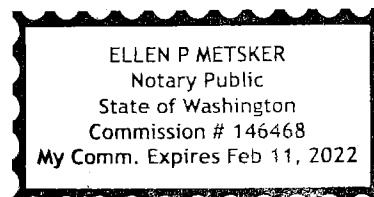
By: Thomas B. Osgood MD
Thomas B. Osgood, MD, Co-Trustee

State of WA } ss.
County of Pierce }

On this 17 day of November, 2020, before me, Ellen P. Metsker a Notary Public in and for said state, personally appeared Thomas B. Osgood, MD known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the The Thomas ^{M. Osgood} Osgood Revocable Trust Number Two, U/A/D July 31, 2014, and acknowledged to me that he/she/they executed the same as Successor Trustee. EMM

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ellen P. Metsker
Notary Public for the State of WA
Residing at: High Harbor
Commission Expires: 2/11/2022



Dated this 18 day of November, 2020.

The Thomas J. Osgood Revocable Trust Number Two, U/A/D July 31, 2014

By: Eleanor Reali ✓
Eleanor Reali, Co-Trustee

State of North Carolina } ss.
County of Mecklenburg }

On this 18 day of November, 2020, before me, Michelle D Bradshaw a Notary Public in and for said state, personally appeared Eleanor Reali known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the The Thomas J. Osgood Revocable Trust Number Two, U/A/D July 31, 2014, and acknowledged to me that he/she/they executed the same as 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.

Michelle D Bradshaw
Notary Public for the State of NC
Residing at: 2529 Henry Woods Dr Charlotte, NC 28262
Commission Expires: April 11, 2021

