



2020-015399
Klamath County, Oregon
11/24/2020 03:23:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Adrianna Galbreath

PO Box 122

Chemult, OR 97731

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

Adrianna Galbreath

PO Box 122

Chemult, OR 97731

File No. 400101AM

STATUTORY WARRANTY DEED

Amber Lynn Gienger, Trustee of the Vicki Lynn Frederick Special Needs Trust and; Vallie Lee Atkinson, III, Grantor(s), hereby convey and warrant to

Adrianna Galbreath,

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:

Lots 1, 2 and 3, Block 3, NORTH BEAVER MARSH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-019A0-00600

2808-019A0-00700

2808-019A0-00700

2808-019A0-00800

The true and actual consideration for this conveyance is \$170,000.00.

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 29th day of October, 2020.

Vicki Lynn Frederick Special Needs Trust

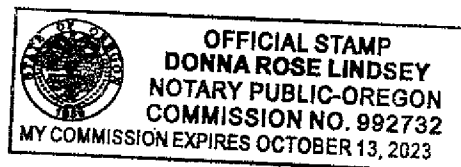
By: Amber Lynn Gienger Trustee
Amber Lynn Gienger, Trustee

State of Oregon } ss.
County of Clatsop }

On this 29th day of October, 2020, before me, Donna Rose Lindsey Notary Public in and for said state, personally appeared Amber Lynn Gienger known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Vicki Lynn Frederick Special Needs 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.

Donna Rose Lindsey
Notary Public for the State of Oregon »
Residing at: Clatsop
Commission Expires: 10/13/2023



Dated this 26 day of October, 2020.

By: Vallie Lee Atkinson III
Vallie Lee Atkinson, III

State of Arizona } ss
County of Pima }

On this 26 day of Oct, 2020, before me, Karla Sanchez a Notary Public in and for said state, personally appeared Vallie Lee Atkinson, III, 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.

Karla Sanchez
Notary Public for the State of ARIZONA
Residing at: TUCSON ARIZONA
Commission Expires: 6/16/24

