

**2021-004512**

Klamath County, Oregon

03/25/2021 02:09:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Brian Jackson and Kathy Jackson and Donald HuffPO Box 2897La Pine, OR 97739

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

Brian Jackson and Kathy Jackson and Donald HuffPO Box 2897La Pine, OR 97739File No. 447450AM

STATUTORY WARRANTY DEED**Catherine A Scrivner, Trustees, Scrivner Family Trust dated November 20, 2019,**

Grantor(s), hereby convey and warrant to

Brian Jackson and Kathy Jackson, as Tenants by the Entirety as to an undivided 1/2 interest and Donald Huff as to an undivided 1/2 interest,

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:

That portion of the Northeast ¼ of Section 1, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of the official plat of Wagon Trail Acreages Number One First Addition, Klamath County, Oregon**Except that portion described as follows:****Beginning at a 3" Brass Cap in a 2 ½" diameter iron pipe marking the Northeast corner of said Section 1, thence following the East line of said Section 1, South 00°14'02" East a distance of 404.51 feet, thence South 47°49'25" West a distance of 425.30 feet, thence South 62°28'03" West a distance of 234.27 feet to a point on the Easterly right-of-way line of Stirrup Drive as shown on the plat of Wagon Trail Acreages No 1, thence following the Easterly and Northeasterly right-of-way line of said Stirrup Drive along the following 2 curves following the arc of a 570.00 foot radius curve left 75.74 feet (chord bears North 37°00'08" West 75.68 feet), following the arc of a 370.00 foot radius curve left 190.51 feet (chord bears North 55°33'44" West 188.41 feet) to the Southeast corner of Lot 12, Block 2 of said plat, thence following the Easterly lines of Lots 12, 11 and 10 of said Block 2, North 02°06'57" East 629.97 feet to the Northeast corner of said Lot 10 being a point on the North line of said Section 1, thence following the North line of said Section 1 North 89°51'00" East a distance of 698.95 feet to the Point of Beginning the terminus of this description.****Together with a non-exclusive easement for road purposes over and across Stirrup Drive and Wagon Trail Road as shown on the official plats of Wagon Trail Acreages Number One, Klamath County, Oregon and Wagon Trail Acreages Number One First Addition, Klamath County, Oregon**

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

2309-001A0-08400

The true and actual consideration for this conveyance is \$475,000.00.

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:



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 22 day of March, 2021.

Scrivner Family Trust dated November 20, 2019

By: Catherine A. Scrivner
Catherine A Scrivner, Trustee

State of California } ss.
County of Fresno }

On this 22 day of March, 2021, before me, _____ a Notary Public in and for said state, personally appeared Catherine A Scrivner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Scrivner Family 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.

See Attached California Acknowledgement
Notary Public for the State of _____»
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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.

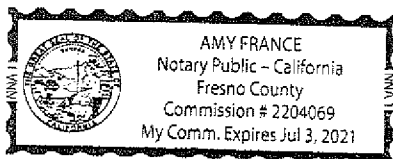
State of California)

County of FRESNO)On MARCH 22, 2021 before me, --- AMY FRANCE, NOTARY PUBLIC ---,
Date Here Insert Name and Title of the Officerpersonally appeared ----- CATHERINE A. SCRIVNER -----
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amy France
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Statutory Warranty Deed Document Date: 3/22/2021
Number of Pages: 2 Signer(s) Other Than Named Above: N/A**Capacity(ies) Claimed by Signer(s)**Signer's Name: N/A

☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: N/A

☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____