



2021-005061

Klamath County, Oregon

04/02/2021 02:49:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Arrow Williams and Madlien Williams

8805 N Colton St., #64

Spokane, WA 99218

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

Arrow Williams and Madlien Williams

8805 N Colton St., #64

Spokane, WA 99218

File No. 445218AM

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### STATUTORY WARRANTY DEED

**Audrey Lynn Dunn, Successor Trustee of the Edward S. Phillip and Suzanne Phillips 1995 Inter Vivos Trust, dated August 17, 1995,**

Grantor(s), hereby convey and warrant to

**Arrow Williams and Madlien Williams, 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 28, Block 40, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$15,000.00.

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 1<sup>ST</sup> day of APRIL, 2021.

The Edward S. Phillips and Suzanne Phillips 1995 Inter Vivos Trust

By: Audrey Lynn Dunn  
Audrey Lynn Dunn, Successor Trustee

State of California  
County of Orange

On this 1<sup>st</sup> day of April, 2021, before me, Teresa D. Lewis a Notary Public in and for said state, personally appeared Audrey Lynn Dunn, Successor Trustee of The Edward S. Phillips and Suzanne Phillips 1995 Inter Vivos Trust, 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.

Teresa D. Lewis  
Notary Public for the State of California  
Residing at: Orange County  
Commission Expires: 10/03/2022

SEE CALIFORNIA  
ACKNOWLEDGMENT  
DATE 04/01/2021 INITL TD  
2021

## ACKNOWLEDGMENT

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 Orange

On April 1, 2021 before me, Teresa D. Lewis, Notary Public  
(insert name and title of the officer)

personally appeared Audrey Lynn Dunn,  
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



(Seal)

