



2021-005389

Klamath County, Oregon

04/09/2021 01:59:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James M. Chadwick and Elizabeth A. Victor as
Trustees of The Chadwick and Victor Family Trust
dated August 22, 2018

15728 Kevin Ln

Los Gatos, CA 95030

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

James M. Chadwick and Elizabeth A. Victor as
Trustees of The Chadwick and Victor Family Trust
dated August 22, 2018

15728 Kevin Ln

Los Gatos, CA 95030

File No. 449958AM

STATUTORY WARRANTY DEED

Kevin Swanson and Diana Swanson as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**James M. Chadwick and Elizabeth A. Victor as Trustees of The Chadwick and Victor Family Trust dated
August 22, 2018,**

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 16, Block 1, TALL PINES ESTATES, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

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

2508-017B0-00800

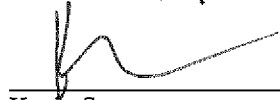
The true and actual consideration for this conveyance is \$559,000.00.

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 31 day of March, 2021.



Kevin Swanson

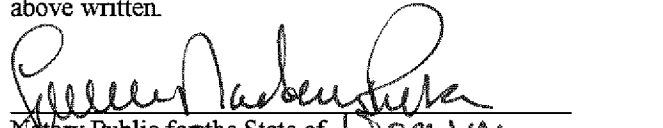


Diana Swanson

State of Oregon } ss
County of Deschutes

On this 31 day of March, 2021, before me Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Kevin Swanson and Diana Swanson, 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.



Notary Public for the State of Oregon
Residing at: Laurel St
Commission Expires: Sept. 23 2024

