



THIS SPACE RESERVED FOR

2021-007420

Klamath County, Oregon

05/10/2021 11:49:01 AM

Fee: \$92.00

After recording return to:

Galloway Living Trust

11717 Kestrel Dr

Klamath Falls, OR 97601

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

Galloway Living Trust

11717 Kestrel Dr

Klamath Falls, OR 97601

File No. 447932AM

---

### STATUTORY WARRANTY DEED

**John Bebek, Jr., and Mary Bebek, as Trustees and the Subsequent Trustees of the Bebek Family Trust, dated August 29, 2002,**

Grantor(s), hereby convey and warrant to

**Ken Galloway and Lisa Galloway, Trustees, of The Galloway Living Trust, dated October 19, 2001**

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 52, RUNNING Y RESORT, PHASE I, 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 \$25,000.00.

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 6<sup>th</sup> day of May, 2021

Bebek Family Trust

John Bebek Jr.  
John Bebek Jr. Trustee

Mary Bebek  
Mary Bebek, Trustee

State of CALIFORNIA  
County of ORANGE

} ss.

On this 6<sup>th</sup> day of MAY, 2021, before me,  
Cheryl A. Bokano, a Notary Public in and for said state, personally appeared John Bebek Jr. and Mary Bebek, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Bebek Family Trust, and acknowledged to me that 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.

Cheryl A. Bokano  
Notary Public for the State of CALIFORNIA  
Residing at 23661 VIA STARR, MV, CA 92692  
Commission Expires: 11/1/22

see attached

# California all purpose Certificate of 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 ss

On 5/6/21, before me, Cheryl A. Bokano Notary Public, personally  
Date

Appeared John Bebek Jr. + Mary Bebek

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 Cheryl A. Bokano  
Signature of Notary Public  
(Notary Seal)



## OPTIONAL SECTION DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document \_\_\_\_\_

Document Date \_\_\_\_\_ Number of Pages \_\_\_\_\_

## CAPACITY(IES) CLAIMED BY SIGNER

Name of Signer \_\_\_\_\_

Title(s) \_\_\_\_\_

Signer is Representing: \_\_\_\_\_