

465471 AM  
RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**AFTER RECORDING RETURN TO:**

Order No.: 470321075627-CD  
Jack Brimager and Shirley Brimager  
24586 Melba Drive  
Madera, CA 93638

**SEND TAX STATEMENTS TO:**

Jack Brimager and Shirley Brimager  
24586 Melba Drive  
Madera, CA 93638

APN: R318089

2021-008628

Klamath County, Oregon

06/01/2021 08:51:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Raymond W. Ashcraft, Trustee of his Successors in Trust, under the Raymond W. Ashcraft Living Trust dated July 20, 2004, Grantor, conveys and warrants to Jack Brimager Shirley Brimager and James Brimager, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY-ONE THOUSAND AND NO/100 DOLLARS (\$31,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5-28-2021

Raymond W. Ashcraft, Trustee of his Successors in Trust, under the Raymond W. Ashcraft Living Trust dated July 20, 2004

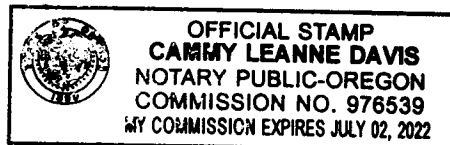
BY: Raymond W. Ashcraft, trustee  
Raymond W. Ashcraft, Trustee

State of Oregon  
County of Jackson

This instrument was acknowledged before me on 5/28/2021 by Raymond W. Ashcraft, Trustee.

Cammy Leanne Davis  
Notary Public - State of Oregon

My Commission Expires: 7-2-2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 31 in Block 5, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.