



THIS SPACE RESERVED FOR

2021-010004

Klamath County, Oregon

06/28/2021 09:04:00 AM

Fee: \$87.00

After recording return to:

Travis Baker and Joseph L. LaBrie and Teresa R.
LaBrie, Trustees of the Joseph and Teresa LaBrie 2012
Family Trust
1105 Pacific Terrace
Klamath Falls, OR 97601

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

Travis Baker and Joseph L. LaBrie and Teresa R.
LaBrie, Trustees of the Joseph and Teresa LaBrie 2012
Family Trust
1105 Pacific Terrace
Klamath Falls, OR 97601

File No. 461118AM

STATUTORY WARRANTY DEED

Christine Shipman-Mackey, Successor Trustee of The Curtis T. Mackey Jr. Trust dated July 26, 2018,

Grantor(s), hereby convey and warrant to

Travis Baker, as to an undivided 50% interest and Joseph L. LaBrie and Teresa R. LaBrie, Trustees of the Joseph and Teresa LaBrie 2012 Family Trust, as to an undivided 50% 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:

Lots 7 and 8 and the North 40 feet of Lot 6, Block 28, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

The true and actual consideration for this conveyance is \$480,000.00.

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 June, 2021

The Curtis T. Mackey Jr Trust

By: Christine Shipman-Mackey

Trustee

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 Sacramento

On June 22, 2021 before me, Klarissa Soto Magana, Public Notary
(Insert name and title of the officer)

personally appeared Christine Shipman-Mackey, Trustee of the Curtis T. Mackey Jr. Trust, 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 Klarissa Soto Magana (Seal)

