



THIS SPACE RESERVED FOR

2021-010776

Klamath County, Oregon

07/12/2021 01:22:00 PM

Fee: \$102.00

After recording return to:

John Paul McGraw and Karen A Meadows

PO Box 1528

Crestline, CA 92325

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

John Paul McGraw and Karen A Meadows

41312 Coyote Meadow Rd.

Chiloquin, OR 97624

File No. 468304AM

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### STATUTORY WARRANTY DEED

**Mark A. Adler and Irene M. Adler, as Trustees of the Mark A. Adler and Irene M. Adler Revocable Living Trust, dated July 13, 2015 as to Parcel 1, and Mark A. Adler and Irene M. Adler, as Trustees of the Mark A. Adler and Irene M. Adler Revocable Living Trust, dated July 13, 2015 and Betty J. Adler, ALL with full rights of survivorship and not as tenants in common, as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**John Paul McGraw and Karen A Meadows, 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:

**Please see Attached "Exhibit A"**

The true and actual consideration for this conveyance is \$680,000.00.

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 28 day of June, 2021

Mark A. Adler and Irene M. Adler Revocable Living Trust

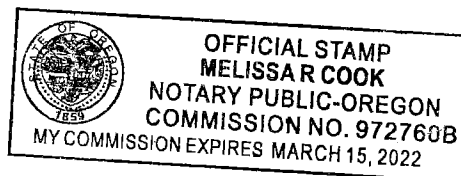
By: Mark A. Adler  
Mark A. Adler, Trustee

State of Oregon} ss.  
County of Klamath}

On this 28 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mark A. Adler, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Mark A. Adler and Irene M. Adler Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22



Dated this 24 day of June, 2021

Mark A. Adler and Irene M. Adler Revocable Living Trust

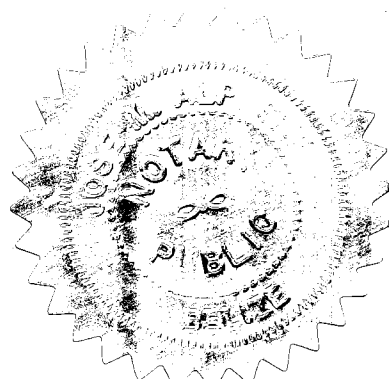
By: Irene M Adler Trustee  
Irene M. Adler, Trustee

Betty J Adler by Irene M Adler, her attorney in fact  
Betty J. Adler by Irene M. Adler, her attorney in fact

~~State of~~ Belize } ss.  
~~County of~~ \_\_\_\_\_ }

On this 24<sup>th</sup> day of June, 2021, before me, José M Apuche a Notary Public in and for said state, personally appeared Irene M. Adler known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Betty J. Alder, and acknowledged to me that he/she/they subscribed the name of Irene M. Adler, Trustee of the Mark A. Adler and Irene M. Adler Revocable Living Trust as principal and his/her own name as Trustee. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public for the State of ~~Oregon~~ Belize  
Residing at: ~~Klamath County~~ Belize City  
Commission Expires: ~~3A~~  
My commission is for life.





ATTORNEY GENERAL OF BELIZE  
CITY OF BELMOPAN, BELIZE, CENTRAL AMERICA

S/N: 001320/2021

APOSTILLE  
Convention de La Haye du 5 octobre 1961

Country: BELIZE

1. Public Document TRUST DOCUMENT

MARK A. ALDER & IRENE M. ALDER

2. Has been signed by JOSE M. ALPUCHE

3. Acting as NOTARY PUBLIC

4. Bearing the Seal/  
Stamp of NOTARY PUBLIC

CERTIFIED

5. At BELIZE CITY 6. On June 29, 2021

7. By PATRICIA ARANA

8. Under No. 001320/2021

9. Seal



10. Signature

DEPUTY REGISTRAR



*Annexed Document(s): TRUST DOCUMENT*

*This apostille only certifies the authenticity of the signature and the authority of the person who has signed the annexed documents.*

## EXHIBIT 'A'

File No. 468304AM

### PARCEL 1:

A Tract of real property in the NW1/4 of the NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29 of the above named Township, Range and Meridian, which point is also on the Southerly bank of Sprague River at the mean water line, is marked with a 1" iron pipe and bears South 1290.0 feet from the Section corner common to Sections 20, 21, 28 and 29 of the above mentioned Township, Range and Meridian; thence continuing South along the Section line a distance of 135.0 feet to the 1/16 corner; thence East parallel with the North boundary of said Section 28, a distance of 1314.3 feet; thence North 387.9 feet to the Southerly right-of-way boundary of the Chiloquin Sprague River Highway; thence along said right-of-way boundary North 66° 14' West 530.48 feet and North 68° 01' West 345.95 feet to the mean water line of Sprague River; thence following downstream along the said mean water line of Sprague River as follows: South 22° 31' West 131.9 feet; South 38° 49' West 354.05 feet; South 44° 11' West 176.05 feet and South 57° 23' West 133.98 feet, more or less, to the point of beginning.

TOGETHER WITH that property described in Quitclaim Deed recorded March 30, 2004 in Volume M04, page 17777, Microfilm Records of Klamath County, Oregon more particularly described as follows:

A tract of land situated in the NE1/4 NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said NE1/4 NW1/4; thence North 00°32'10" West on the West line of said NE1/4 NW1/4 357.85 feet to a point on the Southerly line of the Sprague River Highway; thence Southeasterly along the Southerly line of the Sprague River Highway 194.26 feet to the centerline of the US Forest road easement described in Volume 342, page 640, Deed Records of Klamath County, Oregon; thence South 21°37'34" West on said centerline 305.06 feet to the South line of said NE1/4 NW1/4; thence South 89°51'10" West on said South line 63.79 feet to the point of beginning.

### PARCEL 2:

Section 28 - SW/14 NW1/4 all being in Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.