

465128Am
470321075593

RECORDING REQUESTED BY:



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

2021-011192

Klamath County, Oregon

07/20/2021 12:31:00 PM

Fee: \$92.00

GRANTOR'S NAME:

Kenneth Clark Elder, Successor Trustee of the Kenneth Clark and
Sallie Jean Elder Joint Revocable Living Trust, dated February 28,
2006

GRANTEE'S NAME:

Floyd William Brady

AFTER RECORDING RETURN TO:

Order No.: 470321075593-CW
Floyd William Brady
560 Hidden Valley Road
Soquel, CA 95073

SEND TAX STATEMENTS TO:

Floyd William Brady
560 Hidden Valley Road
Soquel, CA 95073

12056 Merganser Road, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth Clark Elder, Successor Trustee of the Kenneth Clark and Sallie Jean Elder Joint Revocable Living Trust, dated February 28, 2006, Grantor, conveys and warrants to **Floyd William Brady**, 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:

See exhibit "A" attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$475,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.


STATUTORY WARRANTY DEED

(continued)

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

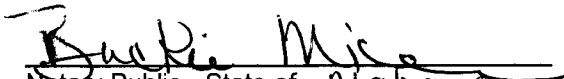
Dated: July 15, 2021

Kenneth Clark Elder, trustee of the Kenneth Clark and Sallie Jean Elder Joint Revocable Living Trust, dated February 28, 2006

BY: 
Kenneth Clark Elder
Trustee

State of Alabama
County of Walker

This instrument was acknowledged before me on July 15, 2021 by Kenneth Clark Elder.


Notary Public - State of Alabama

My Commission Expires: 03-13-2022

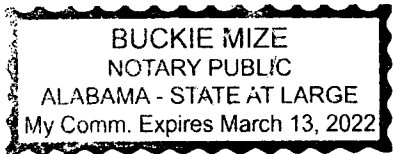


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 127, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.