

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

2021-011789

Klamath County, Oregon

08/02/2021 02:42:00 PM

Fee: \$102.00

GRANTOR'S NAME:

Ruth Stephens Living Trust dated 9-13-2010

GRANTEE'S NAME:

Smith Family Revocable Living Trust

AFTER RECORDING RETURN TO:

Order No.: 60222106351-SW
Smith Family Revocable Living Trust
P. O. Box 1688
Colfax, CA 95713

SEND TAX STATEMENTS TO:

Smith Family Trust
P.O. Box 1688
Colfax, CA 95713

731 Division Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lee Stephens and Vickie Marjip, Successor Trustees of the Ruth Stephens Living Trust dated 9-13-2010, Grantor, conveys and warrants to Smith Family Revocable Living Trust, 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 EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00). (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated _____; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ruth Stephens Living Trust

BY: _____

Lee Stephens
Trustee

BY: Vickie Marjip

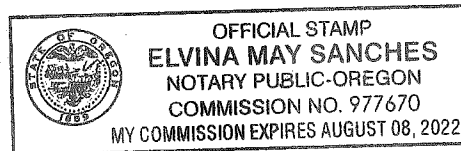
Vickie Marjip
Trustee

State of Oregon
County of Washington

This instrument was acknowledged before me on 7/29/2021 by Lee Stephens and Vickie Marjip,
Successor Trustees of the Ruth Stephens Living Trust dated 9-13-2010.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/8/22



STATUTORY WARRANTY DEED

(continued)

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

Dated 7-28-2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ruth Stephens Living Trust

BY: Lee Stephens

Lee Stephens
Trustee

BY: _____

Vickie Marjip
Trustee

State of _____

County of _____

This instrument was acknowledged before me on _____ by Lee Stephens and Vickie Marjip, Successor Trustees of the Ruth Stephens Living Trust dated 9-13-2010.

Notary Public - State of Oregon

My Commission Expires: _____

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 San Diego)

On 7-28-2021 before me, Faneice T. O'Neal, Notary Public
(insert name and title of the officer)

personally appeared Lee Stephens,
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

Faneice T. O'Neal

(Seal)

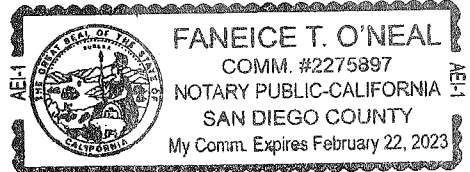


EXHIBIT "A"
LEGAL DESCRIPTION

The North 40 feet of Lots 470 and 471, Block 121, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.