



THIS SPACE RESERVED FOR

2021-013416
Klamath County, Oregon
09/01/2021 02:56:01 PM
Fee: \$92.00

After recording return to:

Scott C. Bacewich and April F. Bacewich
9300 NE Neumann Lane
Newberg, OR 97132

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

Scott C. Bacewich and April F. Bacewich
9300 NE Neumann Lane
Newberg, OR 97132

File No. 481231AM

STATUTORY WARRANTY DEED

Bedar Kelley and Brook Settle, Successor Trustees of the Phillip C. Edwards Revocable Living Trust, dated July 9, 2018,

Grantor(s), hereby convey and warrant to

Scott C. Bacewich and April F. Bacewich, 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:

The West 230 feet of Lot 12, Block 2, Homeland Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Madison Avenue.

The true and actual consideration for this conveyance is \$268,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 23 day of August, 2021

The Phillip C. Edwards Revocable Living Trust, dated July 9, 2018

By Bedar Kelley
Bedar Kelley, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 23 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Bedar Kelley known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the The Phillip C. Edwards Revocable Living Trust, dated July 9, 2018, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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

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

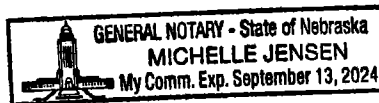


Dated this 31 day of August, 2021

The Phillip C. Edwards Revocable Living Trust, dated July 9, 2018

By: Brook Settle
Brook Settle, Successor Trustee

State of Nebraska ss.
County of Box Butte



On this 31st day of August, 2021, before me, Michelle Jensen a Notary Public in and for said state, personally appeared Brook Settle known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the The Phillip C. Edwards Revocable Living Trust, dated July 9, 2018, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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

Michelle Jensen
Notary Public for the State of Nebraska
Residing at: Box Butte County
Commission Expires: 9/13/2024