



2021-013872

Klamath County, Oregon

09/13/2021 02:30:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Neil Badham and Alexander Badham-Tallman

PO Box 951

Palm Springs, CA 92263

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

Neil Badham and Alexander Badham-Tallman

PO Box 951

Palm Springs, CA 92263

File No. 484077AM

STATUTORY WARRANTY DEED

Katharyne Kennedy, Successor Trustee under the John Glogowski Living Trust Dated July 30, 2008, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Neil Badham and Alexander Badham-Tallman, with right of survivorship,

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:

Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the most Easterly corner of Lot 1, Block 67, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence Northwesterly along the Westerly line of Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to the Northerly line of the U.S. Irrigation Canal; thence Southwesterly along said canal 40 feet, more or less, to the Northerly line of property heretofore conveyed to Glenn C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line of Eleventh Street, the point of beginning/ being the central 40 feet of Lots 1 and 2 of said block and addition, facing 40 feet on Eleventh Street.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR Canal.

The true and actual consideration for this conveyance is \$190,000.00.

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 8th day of September, 2021.

The John Glogowski Living Trust dated July 30, 2008, and any amendments thereto

By: Katharyne Kennedy
Katharyne Kennedy, Successor Trustee

State of California } ss.
County of Los Angeles }

On this 8 day of September, 2021, before me, Ching Chung Chang a Notary Public in and for said state, personally appeared Katharyne Kennedy known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The John Glogowski Living Trust dated July 30, 2008, and any amendments thereto, 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 in this certificate first above written.

Ching Chung Chang
Notary Public for the State of California
Residing at: South Pasadena, CA
Commission Expires: May 30, 2025

