

RECORDING REQUESTED BY:  
 **TICOR TITLE™**  
Company of Oregon

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

**GRANTOR'S NAME:**  
 David A. Brewer and Nancy Brewer, Co-Trustees of The Brewer  
 Family 1984 Trust

**GRANTEE'S NAME:**  
 Karen J. Varley and Stephanie Marie Pena

**AFTER RECORDING RETURN TO:**  
 Order No.: 470321078096-AC  
 Karen J. Varley and Stephanie Marie Pena, not as tenants in  
 common, but with the rights of survivorship

**SEND TAX STATEMENTS TO:**  
 Karen J. Varley

APN: 173779  
 98 Ridgecrest Drive, Klamath Falls, OR 97601

**2021-015116**  
 Klamath County, Oregon  
 10/06/2021 03:18:01 PM  
 Fee: \$102.00

This document has been executed in counterparts, each of which, so executed, shall irrespective of the date of execution and delivery be deemed an original, and said counterparts, together, shall constitute one and the same instrument.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

David A. Brewer and Nancy Brewer, Co-Trustees of The Brewer Family 1984 Trust, Grantor, conveys and warrants to Karen J. Varley and Stephanie Marie Pena, not as tenants in common, but with the rights of survivorship, 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 SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). (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: 10/2/20

The Brewer Family 1984 Trust

BY: [Signature] Co-Trustee  
David A. Brewer, Co-Trustee  
Trustee

BY: \_\_\_\_\_  
Nancy Brewer, Co-Trustee

State of NC  
County of Fredrick

This instrument was acknowledged before me on 10/2/2021 by David A. Brewer and Nancy Brewer, Co-Trustees of The Brewer Family 1984 Trust.

[Signature]  
Notary Public - State of ~~Oregon~~ NC

My Commission Expires: Sept. 18, 2022

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: Oct 1 2021

The Brewer Family 1984 Trust

BY: \_\_\_\_\_  
David A. Brewer, Co-Trustee  
Trustee

BY: Nancy Brewer  
Nancy Brewer, Co-Trustee

~~State of \_\_\_\_\_  
County of \_\_\_\_\_~~

~~This instrument was acknowledged before me on \_\_\_\_\_ by David A. Brewer and Nancy Brewer, Co-Trustees of The Brewer Family 1984 Trust.~~

~~Notary Public - State of Oregon~~

~~My Commission Expires: \_\_\_\_\_~~

*SE 10-1-2021*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

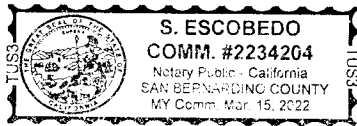
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of SAN BERNARDINO )  
 On OCTOBER 1, 2021 before me, SESCOBEDO, NOTARY PUBLIC,  
 Date Here Insert Name and Title of the Officer  
 personally appeared NANCY BREWER BURBOTT  
 Name(s) of Signer(s)

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 S Escobedo  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: STATUTORY WARRANTY DEED  
 Document Date: 10-1-2021 Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 22 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.