

**2021-015358**

Klamath County, Oregon



00288931202100153580060069

THIS SPACE PROVIDED FOR RECORDER'S USE ON

10/12/2021 02:31:53 PM

Fee: \$107.00

WHEN RECORDED RETURN TO:  
LORETTA FILIJAN  
4383 N. Echo Glenn Lane  
Coeur d'Alene, ID 83815

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**GRANT DEED**

THE GRANTOR(S),

- ANN L. SOMES FAMILY TRUST 2000, signed June 6, 2000, Sandra A. Just, Trustee,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- LORETTA FILIJAN, 4383 N. Echo Glenn Lane, Coeur d'Alene, ID 83815

the following described real estate, situated in Beatty, in the County of Klamath, State of Oregon:

(LEGAL DESCRIPTION): *See the attached Schedule A*

(CERTIFICATION OF TRUST): *See the attached Schedule B*

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

**MAIL STATEMENTS TO: 1383 N. ECHO GLENN LANE, COEUR D' ALENE, ID 83815**

Tax Parcel Number: 3612-001D00200

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. 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.

**Grantor Signatures:**

DATED: September 22, 2021

Sandra A. Just TTEE

Sandra A Just, as trustee on behalf of

ANN L. SOMES FAMILY TRUST 2000, signed June 6, 2000

450 Blackhawk Drive

Newbury Park, California, 91320

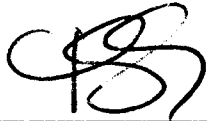
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF VENTURA

On September 22, 2021, before me, Thomasina Sanders Gaston, personally appeared Sandra A Just on behalf of ANN L. SOMES FAMILY TRUST 2000, signed June 6, 2000, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

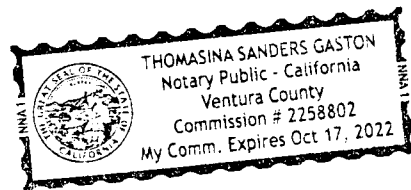
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Seal)

Signature of Notary Public



**SCHEDULE A**  
**LEGAL DESCRIPTION OF REAL PROPERTY**

Lot 18, Block 20 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county

Subject to:

- (1) Taxes for the fiscal year 1969 to 1970 and subsequent;
- (2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property herein above described and defined unto Grantee, their heirs and assigns forever. To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

Tax Parcel Number: 3612-001D00200

## **SCHEDULE B**

### **CERTIFICATION OF TRUST THE ANN SOMES FAMILY TRUST 2000 originally executed June 6, 2000**

I, SANDRA A. JUST, hereby declare under penalty of perjury under the laws of the State of California and certify that:

1. On June 6, 2000, ANN SOMES, as sole settlor, signed a Declaration of Trust which established a revocable trust known as THE ANNE SOMES FAMILY TRUST 2000.
2. This Certificate is a true and correct representation of the terms of the Trust acting as an administrative trust.
3. The Trust is not of record in any court of law and has not been recorded in the real property records of any county.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
5. ANN SOMES died on April 11, 2017.
6. SANDRA A. JUST, is the current sole Trustee of THE ANN SOMES FAMILY TRUST 2000.
7. If SANDRA A. JUST becomes unwilling or unable to serve in the office of Trustee, the following persons shall follow as successor sole trustee in the order listed.
  - a. Audrey Sullivan;
  - b. Loretta Filijan;
  - c. Sylvia Breedon; and finally
  - d. Cynthia Somes.
8. All persons identified as current trustees or successor trustee nominees are the daughters of ANNE SOMES.
9. Title to assets of the Trust should be taken in substantially the following form:

SANDRA A. JUST, trustee of  
THE ANN SOMES FAMILY TRUST 2000, originally executed June 6, 2000

10. The trust holds the following interest in real property located in the City of Beatty, County of Klamath, State of Oregon described with specificity in Schedule A which is attached hereto and incorporated herein in full by this reference.
11. Under the terms of the Trust, the Trustee's powers include, but is not limited to, the power to sell real property. The Trustee's powers also include all other powers and authority granted to trustees under the California Probate Code, as amended from time to time.
12. This Certificate is intended to serve as a "Certification of Trust" under California Probate Code §18100.5, as amended. Its purpose is to certify the existence of the trust, the identity and powers of the Trustee, the manner of taking title to assets, and to summarize some of the more important provisions of the Trust so that the Trustee can deal with third parties, such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Trust, which is a private and confidential document.
13. All third parties dealing with the Trustee may rely on this Certificate as a true statement of the provisions of the Trust described herein as of the date this Certificate is presented to

