

**2022-002256**

**Klamath County, Oregon**



**00295882202200022560040040**

**02/22/2022 02:36:55 PM**

**Fee: \$97.00**

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting the first-page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Richard Alexander  
4716 Talmadge Rd.  
Moorpark, California 93021

**MAIL TAX STATEMENTS TO:**

Richard Alexander  
4716 Talmadge Rd.  
Moorpark, California 93021

Space Above for Recorder's Use

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234(A)**

Warranty Deed

**DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Richard J. Alexander, a divorced and currently unmarried man, with an address of 4716 Talmadge Rd, Moorpark, California 9321

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Richard Alexander, as Trustee of the THE RICHARD ALEXANDER TRUST dated February 4, 2022, with an address of 4716 Talmadge Rd, Moorpark, California 93032

**TRUE AND ACTUAL CONSIDERATION ORS 205.125(1)(a) and 205.160**

The true and actual consideration for this conveyance is: Grantor's intent to contribute the Property described herein to the Grantee and no other consideration (\$0.00)

**INSTRUMENT PREPARED BY:**

Robert E. Lewis  
ABLON, LEWIS, BASS & GALE, LLP  
3435 Wilshire Blvd., Suite 2000  
Los Angeles, California 90010

**RETURN INSTRUMENT TO:**

Richard Alexander  
4716 Talmadge Rd.  
Moorpark, California 93021

**MAIL TAX STATEMENTS TO:**

Richard Alexander  
4716 Talmadge Rd.  
Moorpark, California 93021

Space Above for Recorder's Use

---

**WARRANTY DEED**

(O.R.S. § 93.850)

---

Richard J. Alexander, a divorced and currently unmarried man, with an address of 4716 Talmadge Rd, Moorpark, California 9321, Grantor, hereby conveys and warrants to Richard Alexander, as Trustee of the THE RICHARD ALEXANDER TRUST dated February 4, 2022, with an address of 4716 Talmadge Rd, Moorpark, California 93032, Grantee, the following described real property located in Klamath County, Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

Lot 4 in Block 44, Tract No. 1184, OREGON SHORES UNIT 2, FIRST  
ADDITION, according to the Official Plat thereof on file in the Office of the  
County Clerk of Klamath County, Oregon

Tax Account No.: 3507-018AA-02300-000

Key No: 241278

Pr      Property Address: Klamath County, Oregon

The true and actual consideration for this conveyance is: Grantor's intent to contribute the Property described herein to the Grantee and no other consideration (\$0.00).

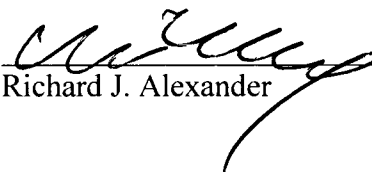
This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

This conveyance is made to the Grantee under the terms and provisions of the THE RICHARD ALEXANDER TRUST dated February 4, 2022. The Grantee and any successor Trustee or Co-Trustees will hold the Property subject to all of the terms of the THE RICHARD ALEXANDER TRUST. The current and any successor Trustee or Co-Trustees have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this Warranty Deed.

Statement Required by O.R.S. § 93.040(1): 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

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.

Signed by the Grantor, Richard J. Alexander, on February 4, 2022.

  
Richard J. Alexander

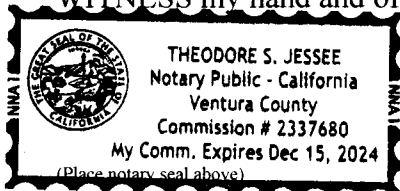
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California )  
 ) ss.  
County of Ventura )

On 2-4-22, before me, THEODORE S. JESSEE, NOTARY PUBLIC  
Name and Title of Officer (e.g. "Jane Doe, Notary Public")  
personally appeared RICHARD J. ALEXANDER, who proved to me on the basis of satisfactory  
Name(s) of Signer(s)  
evidence to be the person(s) whose name(s) 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 of Notary Public)

