



THIS SPACE RESERVED FOR

**2022-004718**  
Klamath County, Oregon  
04/14/2022 08:30:01 AM  
Fee: \$87.00

After recording return to:  
Forefathers, LLC, an Alaska Limited Liability  
Company  
1016 W 22nd Ave.  
Anchorage, AK 99503

**2022-005946**  
Klamath County, Oregon  
05/09/2022 04:02:01 PM  
Fee: \$87.00

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

Forefathers, LLC, an Alaska Limited Liability  
Company  
1016 W 22nd Ave.  
Anchorage, AK 99503  
File No. 399753AM

This document is being re-recorded at the request of Amerititle to correct  
the Grantor as previously recorded in 2022-004718

### STATUTORY WARRANTY DEED

**Randall P. Bancroft and Belinda V. Bancroft**, trustees of the Bancroft Living Trust dated October 13, 2020 and any amendments thereto  
Grantor(s), hereby convey and warrant to

**Forefathers, LLC, an Alaska Limited Liability Company,**

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:

**Lot 1 in Block 25 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$469,000.00.

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:

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 13 day of April, 2022.

Bancroft Living Trust dated October 13, 2020 and any amendments thereto

By: Randall Paul Bancroft  
Randall Paul Bancroft, Trustee

By: Belinda Vertin Bancroft  
Belinda Vertin Bancroft, Trustee

State of Oregon } ss  
County of Klamath }

On this 13 day of April, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees of the Bancroft Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

