

**2022-009026****Klamath County, Oregon**

07/22/2022 02:56:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Patty Kay Georgeson1610 E. Main St.Medford, OR 97504

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

Patty Kay Georgeson1610 E. Main St.Medford, OR 97504File No. 550618AM

STATUTORY WARRANTY DEED**Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of The Bruce and Cathleen Whiteaker Living Trust dated March 28, 2016,**

Grantor(s), hereby convey and warrant to

Patty Kay Georgeson,

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:

The following described real property situated in the NW1/4 of the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**Beginning at the intersection of the West line of Section 6, Township 40 South, Range 8 East of the Willamette Meridian with the southerly line of the Ashland-Klamath Falls Highway as now established; running thence along the Southerly line of said Highway North 88° 58' 14" East, 77 feet; thence South 10° 36' 54" West to a point of intersection with the Southerly line of Keno School Tract, a projected Westerly; thence North 56° 53' 36" West, 61.9 feet along the Westerly projection of the Southerly line of said Keno School Tract to an intersection with the West line of said Section 6; thence North 0° 07' 06" West along the section line to a point of beginning.**

The true and actual consideration for this conveyance is \$120,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

92

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 20th day of July, 2022

The Bruce and Cathleen Whiteaker Living Trust

By: [Signature]
Bruce Robert Whiteaker, Trustee

By: Cathleen Eugenie Whiteaker
Cathleen Eugenie Whiteaker, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of July, 2022, before me, _____, a Notary Public in and for said state, personally appeared **Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of the Bruce and Cathleen Whiteaker Living Trust dated March 28, 2016, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See Attachment SP

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 Luis Obispo)

On July 20 2022 before me, S. Fowler Notary Public,
Date Here Insert Name and Title of the Officer

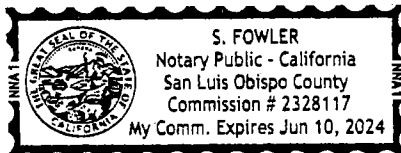
personally appeared Bruce Robert Whitesku
Name(s) of Signer(s)

Cathleen Eugenie Whitesku

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. Fowler
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: July 20 2022 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bruce Robert Whitesku
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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