

**2023-000847**

**Klamath County, Oregon**

02/07/2023 04:20:01 PM

Fee: \$102.00

**After recording, return to:**

Sally R. Claycomb  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

**Until a change is requested,  
mail all tax statements to:**

Kimberly A. Stucky  
902 Lariat Drive  
Eugene, OR 97401

Tax Account No. R133340, M898030, and R126606  
Map & Tax Lot No. R-2309-02500-00300-000 and R-2309-004D0-00200-000

**WARRANTY DEED**

Shelli A. Polley and Kimberly A. Stucky, co-Trustees of the Barbara A. Polley Trust dated August 31, 2017, Grantor, conveys and warrants to Kimberly A. Stucky, Grantee, the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

See death certificate of Barbara A. Polley attached as Exhibit B.

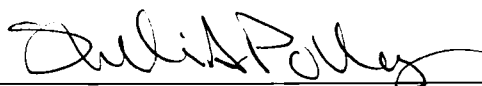
The true consideration for this conveyance is none.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: February 7, 2023.



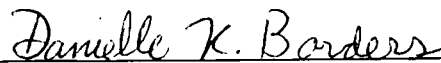
Shelli A. Polley, co-Trustee



Kimberly A. Stucky, co-Trustee

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE        )

This instrument was acknowledged before me on Feb. 7, 2023, by Shelli A. Polley, as co-Trustee of the Barbara A. Polley Trust.



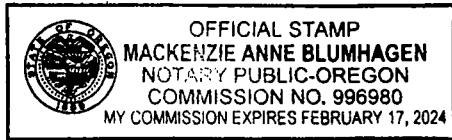
Notary Public for Oregon

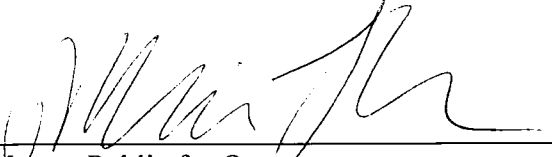
My commission expires: 2023 7-14-2024

/

STATE OF OREGON        )  
                                  ) ss.  
COUNTY OF LANE        )

This instrument was acknowledged before me on February 7, 2023, by Kimberly A. Stucky, as co-Trustee of the Barbara A. Polley Trust.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 2-17-24

## EXHIBIT A

**Property address: 991 Chapman Street, Gilchrist, OR**

**Tax Account No. R133340 & M898030**

**Map & Tax Lot No. R-2309-02500-00300-000**

Lot 8, Block 2, CHAPMAN'S TRACTS, IN THE County of Klamath, State of Oregon.

√

**Tax Account No. R126606**

**Map & Tax Lot No. R-2309-004D0-00200-000**

The East ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 4, Township 23 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon being the East ½ of Lot 4 of the Twin Buttes Ranch Subdivision containing 10 acres more or less, subject to an easement along the South line of equal width to the easement to the East toward the Wagon Trail.

√

## EXHIBIT B

## STATE OF OREGON

## CERTIFICATION OF VITAL RECORD

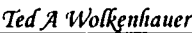
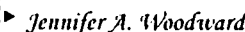
1011159

ID TAG NO

OREGON HEALTH AUTHORITY  
CENTER FOR HEALTH STATISTICS  
CERTIFICATE OF DEATH

136-2022-026877

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date	
			Barbara	Ann	Polley		August 09, 2022	
	Sex	Age	Social Security Number			County of Death		
	Female	74 years				Lane		
	Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?				
	March 18, 1948	Eugene, Oregon		No				
	Residence			City/Town				
	902 Lariat Drive			Eugene				
	Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?	
	Lane		Oregon		97401		Yes	
	Marital Status at Time of Death			Spouse's Name Prior to First Marriage				
	Widowed			Brian Michael Polley				
	Father's Name			Mother's Name Prior to First Marriage				
	John James Moore			Ruth Romaine Schneider				
	Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address			
Kimberly Stucky		Not Available	Daughter	902 Lariat Drive, Eugene, OR 97401				
Place of Death			Facility Name					
Decedent's Residence - Hospice								
Location of Death			City/Town or Location of Death		State	Zip Code + 4		
902 Lariat Drive			Eugene		Oregon	97401		
Method of Disposition		Place of Disposition			Location (City/Town and State)			
Burial		Mt Calvary Cemetery			Eugene, Oregon			
Name and Complete Address of Funeral Facility								
Andreason's Cremation & Burial Services, Springfield				320 N 6th Street, Springfield, Oregon 97477				
Date of Disposition		Funeral Director's Signature			OR License Number			
TBD					CO-3992			
Registrar's Signature				Date Received		Local File Number		
				August 23, 2022				
Amendment								

45-2CCS (01/06)

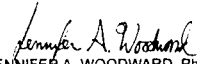
\*20220831042\*

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

August 24, 2022

DATE ISSUED: \_\_\_\_\_

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

  
 JENNIFER A. WOODWARD, Ph.D.  
 STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT B