



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sean C. Moran, Trustee of the sub-trust created for
Michael H. Moran under The Moran Trust dated
August 29, 2003 and as amended August 1, 2012

14 Queen St.

Charleston, SC 29401

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

Sean C. Moran, Trustee of the sub-trust created for
Michael H. Moran under The Moran Trust dated
August 29, 2003 and as amended August 1, 2012

14 Queen St.

Charleston, SC 29401

File No. 597536AM

STATUTORY WARRANTY DEED

**Phillip Lynn Eubanks and Kimberly S. Wakefield, aka Kimberly S. Wakefield-Kommer, Successor Trustees
of the Howard Wakefield, Jr., and Patricia C. Wakefield Living Trust, dated 7/11/2006,**

Grantor(s), hereby convey and warrant to

**Sean C. Moran, Trustee of the sub-trust created for Michael H. Moran under The Moran Trust dated August
29, 2003 and as amended August 1, 2012,**

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:

**Unit C of Building #2, Stage XI, Plat of Tract 1271, Shield Crest Condominiums, being a portion of Lot 11,
Block 4 of Tract 1257 - Resubdivision of a portion of the First Addition to Shield Crest, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that interest in common areas as disclosed by Declaration of Shield Crest
Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration**

**Also together with an undivided interest in all those private roads shown on the plat and more particularly
described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in
Volume M90, page 9828, Microfilm Records in Klamath County, Oregon**

The true and actual consideration for this conveyance is \$325,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 2 day of August, 2023

Howard Wakefield Jr. and Patricia C. Wakefield Living Trust

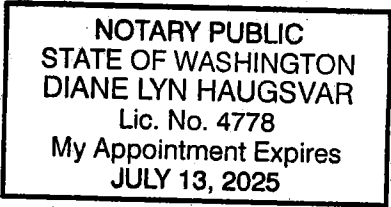
By: Kimberly S. Wakefield
Kimberly S. Wakefield, Successor Trustee

State of Washington } ss.
County of King }

On this 2nd day of August, 2023, before me, Diane Lyn Haugsvar, a Notary Public in and for said state, personally appeared Kimberly S. Wakefield, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Howard Wakefield, Jr. and Patricia C. Wakefield Living Trust, 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.

Diane Lyn Haugsvar
Notary Public for the State of Washington »
Residing at: Seattle, WA
Commission Expires: 07-13-2025



Howard Wakefield Jr. and Patricia C. Wakefield Living Trust

By: _____
Phillip Lynn Eubanks, Successor Trustee

State of _____ } ss.
County of _____ }

On this _____ day of July, 2023, before me, _____, a Notary Public in and for said state, personally appeared Phillip Lynn Eubanks, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Howard Wakefield, Jr. and Patricia C. Wakefield Living Trust, 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: _____

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 _____ day of _____, _____.

Howard Wakefield Jr. and Patricia C. Wakefield Living Trust

By: _____
Kimberly S. Wakefield, Successor Trustee

State of _____ } ss.
County of _____ }

On this _____ day of July, 2023, before me, _____, a Notary Public in and for said state, personally appeared Kimberly S. Wakefield, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Howard Wakefield, Jr. and Patricia C. Wakefield Living Trust, 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: _____

Howard Wakefield Jr. and Patricia C. Wakefield Living Trust

By: Phillip Lynn Eubanks
Phillip Lynn Eubanks, Successor Trustee

State of Oregon } ss.
County of Klamath

On this 2nd day of August, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Phillip Lynn Eubanks, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Howard Wakefield, Jr. and Patricia C. Wakefield Living Trust, 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.

Jenny Brazil
Notary Public for the State of Oregon »
Residing at: Klamath County
Commission Expires: 9/19/2026

