



2023-009026
Klamath County, Oregon
10/19/2023 02:04:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joseph E. Myall and Melanie D. Myall, Trustees of the
Myall Family Revocable Trust U.A.D. 11-4-2021
5075 Ankeny St
Klamath Falls, OR 97603

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

Joseph E. Myall and Melanie D. Myall, Trustees of the
Myall Family Revocable Trust U.A.D. 11-4-2021
5075 Ankeny St
Klamath Falls, OR 97603
File No. 605075AM

STATUTORY WARRANTY DEED

**James A. Kidwell and Geraldine D. Kidwell, Trustees of the James A. Kidwell and Geraldine D. Kidwell
Revocable Living Trust Agreement dated November 2, 2005,**

Grantor(s), hereby convey and warrant to

Joseph E. Myall and Melanie D. Myall, Trustees of the Myall Family Revocable Trust U.A.D. 11-4-2021,

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 10 in Block 11 of TRACT NO. 1064-FIRST ADDITION TO GATEWOOD ADDITION, 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 \$360,000.00.

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 17 day of October, 2023.

James A. Kidwell & Geraldine D. Kidwell Revocable Trust

James A. Kidwell
James A. Kidwell, Trustee

Geraldine D. Kidwell
Geraldine D. Kidwell, Trustee

State of Oregon} ss.
County of Klamath}

On this 17 day of October, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared James A. Kidwell and ~~Geraldine D. Kidwell~~ Geraldine known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James A. Kidwell and Geraldine D. Kidwell Revocable Living Trust Agreement dated November 2, 2005, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

