



After recording return to:  
Athena Nicole Georganas and James  
Ryon Baxter  
P.O. Box 24  
Elk, CA 95432

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Athena Nicole Georganas and James  
Ryon Baxter  
P.O. Box 24  
Elk, CA 95432

File No.: 7161-4135204 (JC)  
Date: February 03, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Michael A. Pierce and Brenda D. Pierce, Trustees of The Pierce Family Trust Dated June 27, 2014**, Grantor, conveys and warrants to **Athena Nicole Georganas and James Ryon Baxter as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

APN: **191081**

Statutory Warranty Deed  
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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 22 day of March, 2024.

Michael A. Pierce and Brenda D. Pierce,  
Trustees of The Pierce Family Trust Dated  
June 27, 2014

  
\_\_\_\_\_

Michael A. Pierce, Trustee

  
\_\_\_\_\_

Brenda D. Pierce, Trustee

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Statutory Warranty Deed  
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STATE OF Oregon           )  
                                      )ss.  
County of Klamath         )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Michael A. Pierce and Brenda D. Pierce as Trustees of The Pierce Family Trust Dated June  
27, 2014, on behalf of the Trust Agreement.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 ORANGE }

On March 22, 2024 before me, Tu Tuan Dao, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michael A. Pierce and Brenda D. Pierce,  
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.



Notary Public Signature



(Notary Public Seal)

## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☒ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notatization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notatization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Tract A:**

**Lot 9 in Block 7 of WOODLAND PARK, according to the Official Plat thereof on file in said County and State.**

**Tract B:**

**An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:**

**Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section. North 89°42'15" East 400 Ft. thence South 62.42 Ft., thence South 46°57'20" West 208.82 ft. to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 Ft. thence North 16°33' West 60.98 Ft to the West line of Sec. 15: thence Northerly on said Section Line 172.92 ft. to the Point of Beginning.**

**Tract CL:**

**An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:**

**Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running: thence North 89°42'15" East 400 Ft. along the North line of said Section 15, thence South 62.42 Ft., thence South 50°54'50" East 453.16 Ft. thence South 76°17'30" East 886.79 Feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 Ft. to a point on the Northeasterly bank Williamson River; thence South 45°32'20" East 84.00 Ft.; thence North 44°52'10" East 411.58 Feet; thence North 34°25'40" West 156.01 Feet, more or less, to the true Point of Beginning of this description.**

**NOTE: This legal description was created prior to January 1, 2008.**