

2024-002459

Klamath County, Oregon



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04/02/2024 10:26:04 AM

Fee: \$97.00

After Recording, return to:

Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

Elyse N. Fawver-Jaczko
9395 NE Red Hills Rd.
Dundee, OR 97115

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **GORDON D. BAUGH and KATHERINE L. BAUGH, CO-TRUSTEES OF THE G. D. BAUGH AND K. L. BAUGH FAMILY TRUST U/A DATED MAY 9, 2022**, including any amendments thereto (see Certification of Trust attached as Exhibit A and made a part hereto), hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey **A ONE HALF INTEREST TO MAREESA K. FAWVER MOSS AND IAN D. FAWVER MOSS AS TENANTS BY THE ENTIRETY, AND A ONE HALF INTEREST TO ELYSE N. FAWVER-JACZKO AND ALEXANDER D. FAWVER-JACZKO AS TENANTS BY THE ENTIRETY, AND BETWEEN EACH ONE HALF INTEREST AS TENANTS IN COMMON**, hereinafter collectively called "Grantee", and unto Grantee's heirs, successors, and assigns all of Grantor's interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

For legal description see Exhibit B attached hereto, incorporated by reference and made a part of this instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero dollars. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the dates stated below.

DATED this 20th day of March, 2024.

THE G. D. BAUGH AND K. L. BAUGH FAMILY TRUST U/A DATED MAY 9, 2022, AS AMENDED

Gordon D. Baugh
GORDON D. BAUGH, CO-TRUSTEE

Katherine L. Baugh
KATHERINE L. BAUGH, CO-TRUSTEE

STATE OF OREGON)
) ss.
County of Yamhill)

The foregoing instrument was acknowledged before me this 20th day of March, 2024, by the above-named **Gordon D. Baugh and Katherine L. Baugh, Co-Trustees of the G. D. Baugh and K. L. Baugh Family Trust U/A Dated May 9, 2022, as amended.**

Deborah Patricia Smith
Notary Public for Yamhill County, Oregon

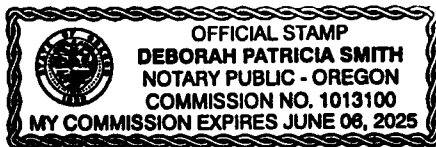


EXHIBIT A

CERTIFICATION OF TRUST

TRUST NAME: G. D. BAUGH AND K. L. BAUGH FAMILY TRUST
DATE OF EXECUTION OF TRUST: MAY 9, 2022
TRUSTORS: GORDON D. BAUGH and KATHERINE L. BAUGH
CO-TRUSTEES: GORDON D. BAUGH and KATHERINE L. BAUGH
SUCCESSOR CO-TRUSTEES: DAVID L. BAUGH and NANCY E. FAWVER (1st Alt.)
ROBERT E. BAUGH (2nd Alt.)
VICKI A. McBRIDE and JANNI L. BAUGH (3rd Alt.)
TRUST'S MAILING ADDRESS: 1006 N. Villa Road
Newberg, Oregon 97132

TRUST TAXPAYER IDENTIFICATION NO: XXX-XX-1229 / XXX-XX-0859

If there are multiple currently acting Trustees, designate how many are required to sign in order to exercise trust powers: ***Only one (1) Trustee is required to sign.***

THE ABOVE TRUST IS REVOCABLE.

THE ABOVE TRUST CAN BE MODIFIED OR AMENDED. If revocable, or subject to modification or amendment, state by whom: **TRUSTORS: GORDON D. BAUGH and KATHERINE L. BAUGH**

THE ABOVE TRUST IS IN EXISTENCE AT THIS TIME AND HAS NOT BEEN REVOKED, MODIFIED OR AMENDED IN ANY MANNER THAT WOULD CAUSE THE REPRESENTATIONS CONTAINED IN THIS CERTIFICATION TO BE INCORRECT.

THIS TRUST WAS CREATED UNDER THE LAWS OF THE STATE OF OREGON AND THE TRUST POWERS INCLUDE AT LEAST ALL OF THOSE TRUST POWERS CONTAINED IN THE OREGON UNIFORM TRUST CODE AS SET FORTH IN ORS 130.650 TO 130.730.

TITLE TO TRUST ASSETS SHOULD BE TAKEN AS FOLLOWS: "GORDON D. BAUGH and KATHERINE L. BAUGH, *Co-Trustees of the G. D. Baugh and K. L. Baugh Family Trust Dated May 9, 2022.*"

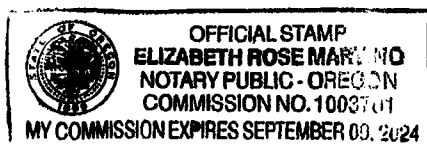
DATED: May 9, 2022.


GORDON D. BAUGH, Trustee


KATHERINE L. BAUGH, Trustee

STATE OF OREGON; County of Yamhill) ss:

On May 9, 2022, the foregoing **Certification of Trust** was acknowledged before me by **GORDON D. BAUGH and KATHERINE L. BAUGH**, Co-Trustees of the G. D. Baugh and K. L. Baugh Family Trust Dated May 9, 2022.



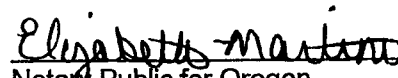

Notary Public for Oregon

EXHIBIT B
Legal Description

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

Lot 12 Block 3 Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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

Informational Note 1:

The above described property is also identified as follows:

(Klamath County, Oregon. Tax/Map #3408-022C0-10900. Account #208046.)