

After recording, return to:

Nicholas M. Frost
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

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

Kellie L. Chambers, Trustees
86195 Dery Dr.
Pleasant Hill, OR 97455

Tax Account Nos. R147807; R144819; R147834; R147870
Map & Tax Lot Nos. R2407-02000-00800-000; R2407-00000-00600-000;
R2407-02000-01100-000; R2407-02000-00400-000

WARRANTY DEED

Kellie L. Chambers, Trustee of the Scott and Kellie Chambers Trust dated August 22, 2017, Grantor, conveys and warrants to Kellie L. Chambers, Trustee of the Kellie L. Chambers Survivor's Trust, 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 for Scott D. Chambers attached as Exhibit B.

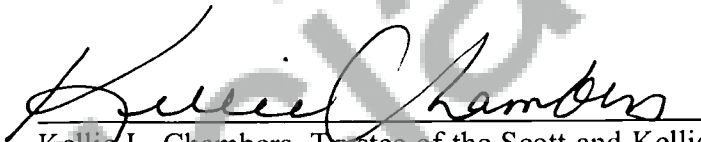
The true consideration for this conveyance is none.

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

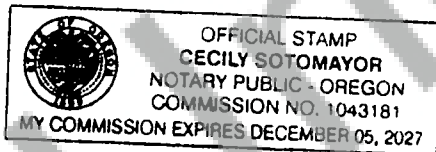
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE 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: 8/26, 2024.


Kellie L. Chambers, Trustee of the Scott and Kellie
Chambers Trust dated August 17, 2022

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on 8/26, 2024, by
Kellie L. Chambers, Trustee of the Scott and Kellie Chambers Trust dated August 17, 2022.





Notary Public for Oregon
My commission expires: Dec. 5, 2027

EXHIBIT A

Tax Account No. R147807

Map and Tax Lot No. R2407-02000-00800-000

A parcel of land situated in the SW 1/4 NE 1/4 of Section 20, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron post set at the Southeast corner of the NE 1/4 SW 1/4 NE 1/4 of Section 20, running thence Westerly along the South line of the N 1/2 SW 1/4 NE 1/4 of said Section 20, a distance of 750 feet to an iron stake which is the point of beginning of the description of the land herein conveyed; thence Northerly at right angles to the South line of said N 1/2 SW 1/4 NE 1/4 of said Section 20 a distance of 330 feet; thence Westerly on a line parallel with said South line of said N 1/2 SW 1/4 NE 1/4 of said Section 20 a distance of 182.2 feet; thence Southerly at right angles to said South line of the N 1/2 SW 1/4 NE 1/4 of said Section 20 a distance of 330 feet to an iron post set in said South line; thence at right angles to said South line Southerly a distance of 100 feet; thence Easterly parallel to said South line a distance of 182.2 feet; thence Northerly 100 feet to the point of beginning. ✓

Tax Account No. R144819; R147834; R147870

**Map and Tax Lot No. R2407-00000-00600-000; R2407-02000-01100-000;
R2407-02000-00400-000**

SE 1/4 SE 1/4 of Section 19; S 1/2 SW 1/4 NE 1/4, SE 1/4 NW 1/4 and N 1/2 SW 1/4 of Section 20, Township 24 South, Range 7 E.W.M., Klamath County, Oregon. ✓

SAVING AND EXCEPTING THEREFROM the following described portion of the S 1/2 SW 1/4 NE 1/4 of said Section 20: Beginning at an iron post set at the Southeast corner of the NE 1/4 SW 1/4 NE 1/4 of Section 20; running thence Westerly along the South line of the N 1/2 SW 1/4 NE 1/4 of said Section 20 a distance of 750 feet to an iron stake which is the point of beginning of the description of the land herein described; thence Westerly along said South line of the N 1/2 SW 1/4 NE 1/4 a distance of 182.2 feet; thence Southerly at right angles to said South line a distance of 100 feet; thence Easterly parallel to said South line a distance of 182.2 feet; thence Northerly 100 feet to the point of beginning.

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

Exhibit B

891066

ID TAG NO

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2019-030039

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date	
			Scott	Davis	Chambers		November 03, 2019	
	Sex		Age		Social Security Number		County of Death	
	Male		59 years				Lane	
	Birthdate		Birthplace				Was Decedent Ever in U S Armed Forces?	
	February 01, 1960		Eugene, Oregon				No	
	Residence				City/Town			
	86195 Dery Road				Pleasant Hill			
	Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?	
	Lane		Oregon		97455		No	
	Mental Status at Time of Death		Spouse's Name Prior to First Marriage					
	Married		Kellie Lynne Brust					
	Father's Name				Mother's Name Prior to First Marriage			
	Richard Allen Chambers				Carolyn Silva			
	Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address	
Kellie Chambers		Not Available		Spouse		86195 Dery Road, Pleasant Hill, OR 97455		
Place of Death				Facility Name				
Decedent's Residence - Hospice								
Location of Death				City/Town or Location of Death		State		
86195 Dery Road				Pleasant Hill		Oregon		
Method of Disposition		Place of Disposition		Location (City/Town and State)				
Cremation		Willamette Valley Crematory		Eugene, Oregon				
Name and Complete Address of Funeral Facility								
Musgrove Family Mortuary 225 S Danebo Avenue, Eugene, Oregon 97402								
Date of Disposition		Funeral Director's Signature				OR License Number		
TBD		Deanna K Harbison				CO-3680		
Registrar's Signature				Date Received		Local File Number		
Jennifer A. Woodward				November 05, 2019				
Amendment								

45-2CCS (01/06)



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.

DATE ISSUED

November 06, 2019

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE