



THIS SPA

2012-006594

Klamath County, Oregon



00119883201200065940030036

06/18/2012 01:29:19 PM

Fee: \$47.00

After recording return to:

Mark B. Wilcox

921 Owens Street

Klamath Falls, OR 97601

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

Mark B. Wilcox

921 Owens Street

Klamath Falls, OR 97601

Escrow No. MT93995-MS

Title No. 0093995

SWD r.020212

STATUTORY WARRANTY DEED

Albert J. Brunello and Mona L. Brunello, Trustees of the 2011 Albert J. Brunello and Mona L. Brunello Family Trust, dated January 29, 2011,

Grantor(s), hereby convey and warrant to

Mark B. Wilcox and Cheryl S. Wilcox, as tenants by the entirety,

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:

The Northerly Forty (40) feet of Lots 702 and 703 of Block 104 of MILLS ADDITION to the City of Klamath Falls, Oregon, further described as follows; Beginning at the Northwestern corner of Lots 703 aforesaid being the corner of Owens Street and the alley through Block 104 aforesaid, thence East along the Southerly line of Alley 100 feet, more or less, to the East line of Lot 702 aforesaid; thence South along said East line of said Lot, forty (40) feet; thence West and parallel with Applegate Avenue, 100 feet, more or less to Owens Street; thence North along East side of Owens Street, forty (40) feet to the point of beginning.

The true and actual consideration for this conveyance is \$25,000.00.

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 14 day of June 2012.

Trustees of the 2011 Albert J. Brunello and Mona L.
Brunello Family Trust, dated January 29, 2011

★ Albert J. Brunello, Trustee
Albert J. Brunello, Trustee

★ Mona L. Brunello, Trustee
Mona L. Brunello, Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2012 before me, _____ personally appeared Albert J. Brunello and Mona L. Brunello, Trustees of the 2011 Albert J. Brunello and Mona L. Brunello Family Trust, dated January 29, 2011 personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

See attached california
acknowledgement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Siskiyou

} SS:

On June 14, 2012, before me,
Terri Mazingo
a Notary Public, personally appeared,
Mona L. Brunello and
Albert J. Brunello

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.

Terri Mazingo
SIGNATURE OF NOTARY

MY COMMISSION EXPIRES ON: May 6, 2015

(SEAL)