

2013-009215

Klamath County, Oregon



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08/12/2013 03:52:14 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:

Dan Eller
Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1700
Portland, Oregon 97204-3795

No change

STATUTORY WARRANTY DEED

PATRICIA ANN DOVERI and ANGELO DOVERI, tenants by the entirety, Grantors, convey and warrant to ANGELO ANDREW DOVERI and DAVID DONALD DOVERI, Co-Trustees of the ANGELO A. DOVERI REVOCABLE LIVING TRUST dated June 25, 2013, and PATRICIA A. DOVERI and DAVID DONALD DOVERI, Co-Trustees of the PATRICIA A. DOVERI REVOCABLE LIVING TRUST dated June 25, 2013, as equal undivided tenants-in-common, Grantees, the following described real property:

See Exhibit A

This conveyance is made by Grantors and accepted by Grantees subject to the exceptions of record in Klamath County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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

1 - STATUTORY WARRANTY DEED

PDX\126093\190731\MLM\11949237.1

EXHIBIT A

That portion of Lot 17 in Block 38 in Hot Springs Addition to the City of Klamath Falls, Oregon described as follows, to wit: Beginning at the Westerly corner of said Lot 17, being the alley corner common to Lots 16 and 17 in Block 38; thence Northwesterly at right angles to the Northerly line of said Lot 17 a distance of 10 feet to the center line of the vacated alley between Lots 4 and 17; thence Northeasterly along the center line of said vacated alley 50 feet; thence Southeasterly and parallel with the Westerly line of said Lot 17 a distance of 46.33 feet to the Northwesterly line of Esplanade; thence Southwesterly along the Southeasterly line of said Lot 17 to the most Southerly corner of said Lot 17; thence Northwesterly along the Westerly line of said Lot 17 a distance of 72.65 feet to the point of beginning.

And the South 10 feet of Lot 4, together with the NW $\frac{1}{2}$ of the adjacent vacated alley of Lot 4, Block 38, Hot Springs Addition to the City of Klamath Falls.

And that portion of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon described as follows: the northerly 15 feet of the southerly 25 feet of Lot 4, Block 38, Hot Springs Addition to the City of Klamath Falls.

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, 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.

Executed this 12 day of August, 2013.

GRANTORS:

Angelo Doveri
Angelo Doveri

Patricia Ann Doveri
Patricia Ann Doveri

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 12 day of August,
2013, by Angelo Doveri.



Elizabeth V. Ferreira
NOTARY PUBLIC FOR OREGON
My Commission Expires: March 25, 2016

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 12 day of August,
2013, by Patricia Ann Doveri.



Elizabeth V. Ferreira
NOTARY PUBLIC FOR OREGON
My Commission Expires: March 25, 2016