



THIS SPACE RESERVED FOR RE

MT99502:MS

2014-000014
Klamath County, Oregon
01/02/2014 03:24:25 PM
Fee: \$62.00

After recording return to:

Timothy Jay Bocchi

212 Hillside Avenue

Klamath Falls, OR 97601

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

Timothy Jay Bocchi

212 Hillside Avenue

Klamath Falls, OR 97601

Escrow No. MT99502-MS

Title No. 0099502

SWD r.020212

STATUTORY WARRANTY DEED

**CLAUDIA JUNE DICKENS AND ELAINE MARIE MARTENS, SUCCESSOR CO-TRUSTEES
OF THE 2001 FILLMORE FAMILY TRUST,**

Grantor(s), hereby convey and warrant to

Timothy Jay Bocchi and John L. Bocchi not as tenants in common, but with right of survivorship,

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:

**Lot 8 in Block 48 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$159,000.00**.

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:

Lazant

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 19 day of December, 2013

THE 2001 FILLMORE FAMILY TRUST

BY: Claudia June Dickens
CLAUDIA JUNE DICKENS, SUCCESSOR CO-
TRUSTEE

BY: _____
ELAINE MARIE MARTENS, SUCCESSOR CO-
TRUSTEE

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by CLAUDIA JUNE DICKENS,
SUCCESSOR CO-TRUSTEE OF THE 2001 FILLMORE FAMILY TRUST.

(Notary Public for _____)
My commission expires _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by ELAINE MARIE MARTENS,
SUCCESSOR CO-TRUSTEE OF THE 2001 FILLMORE FAMILY TRUST.

(Notary Public for _____)
My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

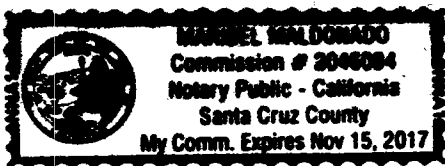
CIVIL CODE § 1189

State of California

County of Santa Cruz

On 12/14/2013 before me, Manibel Maldonado Notary Public

personally appeared Claudia June Dickens



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.

Signature: Manibel Maldonado

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 12/14/2013

Number of Pages: 2

Signer(s) Other Than Named Above: ✓

Capacity(ies) Claimed by Signer(s)

Signer's Name Claudia June Dickens

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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 18 day of Dec, 2013.

THE 2001 FILLMORE FAMILY TRUST

BY: CLAUDIA JUNE DICKENS, SUCCESSOR CO-TRUSTEE

BY: Elaine Marie Martens
ELAINE MARIE MARTENS, SUCCESSOR CO-TRUSTEE

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by CLAUDIA JUNE DICKENS, SUCCESSOR CO-TRUSTEE OF THE 2001 FILLMORE FAMILY TRUST.

(Notary Public for _____)

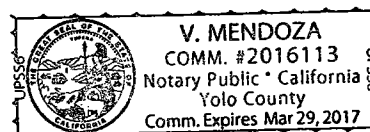
My commission expires _____

State of California
County of Yolo

This instrument was acknowledged before me on Dec. 18th, 2013 by ELAINE MARIE MARTENS, SUCCESSOR CO-TRUSTEE OF THE 2001 FILLMORE FAMILY TRUST. vm

V. Mendoza
(Notary Public for California)

My commission expires 03/29/2017



ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Yolo

} Statutory Warranty Deed
SS.

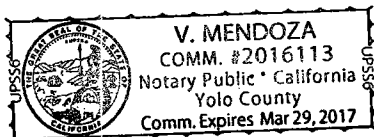
On Dec. 18, 2013, before me, V. Mendoza, Notary Public,

personally appeared Elaine Marie Martens, 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.



V. Mendoza
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
TITLE OF TYPE OF DOCUMENT

2
NUMBER OF PAGES

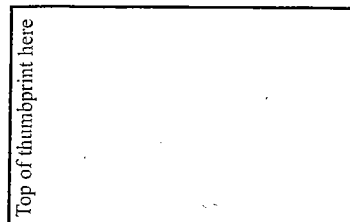
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



Escrow No: MT99502-MS Title No: 0099502