

2015-003281

Klamath County, Oregon

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**



00167624201500032810050056

**LAW OFFICES OF PATRICIA A. SCOTT
The Mansard Building, Suite One
2233 Santa Clara Avenue
Alameda, CA 94501**

04/09/2015 10:52:26 AM

Fee: \$62.00

MAIL TAX STATEMENTS TO:

**Julie A. Baron
4642 Driftwood Court
El Sobrante, CA 94803**

APN: R-3809-032AC-05800-000

STATUTORY WARRANTY DEED

The undersigned grantor(s) declares under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER.

DOCUMENTARY TRANSFER TAX \$ <u>NONE (Transfer from Revocable Living Trust to Grantor's daughters due to death of Grantor)</u>
<u> </u> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
<u> </u> COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES ASSUMED.
<u> X </u> REALTY NOT SOLD

By this instrument dated February 12, 2015,

Julie A. Baron and **Karin L. Rossi**, Co-Trustees of The Theodore E. Siemens Living Trust Dated November 24, 1992,

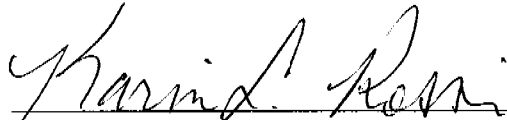
hereby convey(s) and warrant(s) to **Julie A. Baron** and **Karin L. Rossi**, as tenants in common, Grantee(s)

the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein, commonly known and described as 216 Pine Street, Klamath Falls, Oregon, 97601 and described as shown in the attached description:

See Attached Exhibit "A", hereby incorporated by reference herein.

NO CONSIDERATION

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30-930.


Karin L. Rossi, Co-Trustee


Julie A. Baron, Co-Trustee

EXHIBIT A

Beginning on Pine Street at the corner of Lots 6 and 7 in Block 19 ORIGINAL TOWN of Klamath Falls (formerly Linkville), Oregon; thence Southwesterly along the Southerly line of Pine Street 55 feet; thence Southeasterly at right angles 112 feet; thence Northeasterly parallel with Pine Street 55 feet to the line between Lots 6 and 7; thence Northwesterly along the Northeast side of Lot 6, 112 feet to the place of beginning, being 55 feet off the Northeasterly side of Lot 6 in said Block 19, Town of Klamath Falls, Oregon.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On February 12, 2015, before me, Patricia A. Scott, personally appeared, Julie A. Baron, 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.

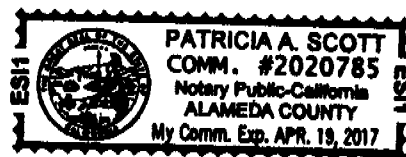
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

re *Pass* *Save*

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On MARCH 4, 2015, before me, BRANDON GLASCOCK, personally appeared, KARIN ROSSI, 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 MISSOURI that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

Brandon L. Glascock
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: 10/2/2018
ID #14304871