



2015-005265
Klamath County, Oregon
05/22/2015 03:44:21 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Henry R. Walling and Victoria M. Walling
10810 Yonna Drive
Bonanza, OR 97623

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

Henry R. Walling and Victoria M. Walling
10810 Yonna Drive
Bonanza, OR 97623

File No. 35763AM

STATUTORY WARRANTY DEED

Richard A. Moore and Pamela A. Olivieri, trustees of the 2012 Olivieri/Moore Family Trust,

Grantor(s), hereby convey and warrant to

Henry R. Walling and Victoria M. Walling, 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:

Lot 12, Block 1, TRACT NO 1009, YONNA WOODS, 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 **\$155,000.00**.

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.

Grant

Dated this 5th day of May, 2019.

Richard A. Moore and Pamela A. Olivieri,
trustees of the 2012 Olivieri/Moore Family Trust

By Richard A. Moore, Trustee
Richard A. Moore, Trustee

By Pamela A. Olivieri, Trustee
Pamela A. Olivieri, Trustee

State of California
County of _____

On this day of, 2015, before me, _____ a Notary Public in and for
said state, personally appeared Richard A. Moore and Pamela A. Olivieri, Trustees of the 2012 Olivieri/Moore Family Trust,
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of
Residing at:
Commission Expires:

(See attached CA notary Acknowledgment)

ACKNOWLEDGMENT

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.

State of California
County of Plumas


On 5/8/15 before me, Kimber Leigh Conner, a Notary Public
(insert name and title of the officer)

personally appeared Richard A. Moore and Pamela A. Olivieri,
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



(Seal)

