

Michael Spencer
Returned at Counter

Diane L. Ardizzone

Grantor

Diane L. Ardizzone

Trustee of Diane L. Ardizzone Trust dated October 13, 2015

23415 Sprague River Rd. Po Box 74

Sprague River, OR 97639

Grantee

After recording return to:

Grantee

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

2015-011248

Klamath County, Oregon



00177197201500112480020021

10/13/2015 02:43:33 PM

Fee: \$47.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Diane L. Ardizzone, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

An undivided one half interest in the Southerly 5 feet of Lot 6 and all of Lot 7 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

An undivided one half interest in all that portion of the SE 1/4 of Section 10, Township 36, Range 10 East of the Willamette Meridian, lying Northerly of the North Bank of the Sprague River, in the County of Klamath, State of Oregon,

EXCEPTING the following described parcel:

Commencing at a point where the West boundary line of the County Road intersects the North boundary line of the SE 1/4 of said Section 10, which point is approximately 30 feet West of the Northeast corner of said SE 1/4 of Section 10, thence West 10 rods; thence South 30 rods; thence Southeasterly a distance of 10.82 rods to the Western boundary line of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the place of beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 13th day of October, 2015.

Diane L. Ardizzone
Diane L. Ardizzone

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Diane L. Ardizzone and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-21-18

