2015-011426 Klamath County, Oregon

10/19/2015 08:59:34 AM



Fee: \$47.00

GRANTORS: Giacomo Mino Somenzi

Rosa Somenzi

GRANTEES: Giacomo Mino Somenzi, Trustee

Rosa Somenzi, Trustee

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING: Giacomo Mino Somenzi, Trustee 20666 Boulderfield Ave. Bend, OR 97701 AFTER RECORDING, RETURN TO: Giacomo Mino Somenzi. Trustee 20666 Boulderfield Ave. Bend, OR 97701

WARRANTY DEED

Rosa Somenzi and Giacomo Mino Somenzi, as trustees of the Somenzi Family Revocable Trust dated 9/8/94, Grantors, convey and warrant to Giacomo Mino Somenzi and Rosa Somenzi. Trustees of the Somenzi Family Trust dated September 30, 2015, or to such Successor Trustees of such trust as may be appointed, Grantees, the following real property in County of Deschutes. State of Oregon:

The South ½ of the South West 1/4 of the South West 1/4 of the South West 1/4 of Section 20, Township 35 South Range 13 East Willamette Meridian, consisting of 5 acres more or less.

Excepting there from an easement for ingress and egress over the Westerly 50 feet.

The true consideration for this conveyance is <u>Love and Affection</u>.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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, AND 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.

GRANTORS:	DATED: September 30, 2015	
Giacomo Mino Somenzi	Rosa Somenzi	
STATE OF OREGON)) ss	
COUNTY OF DESCHUTES) ss.)	

The foregoing instrument was acknowledged before me on September 30, 2015, by Giacomo Mino Somenzi and Rosa Somenzi.

Notary Public for Oregon

My commission expires: 10/28/2015

OFFICIAL SEAL SHERRON URBAN NOTARY PUBLIC-OREGON COMMISSION NO. 462390 MY COMMISSION EXPIRES OCTOBER 28, 2015