

2015-012495

Klamath County, Oregon



00178712201500124950020021

11/17/2015 10:25:13 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Dorothy Marie Silani, Successor Trustee of the
Barbara Doreene Krizo Living Trust
Dated July 3, 2012
1125 East Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Dorothy M. Silani
1125 East Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Dorothy M. Silani
1125 East Street
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **DOROTHY MARIE SILANI, SUCCESSOR TRUSTEE OF THE BARBARA DOREENE KRIZO LIVING TRUST DATED JULY 3, 2012**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DOROTHY M. SILANI**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 25, Block 1, SUNSET EAST in Klamath County, Oregon.

SUBJECT TO: Conditions and Restrictions, set back line and utility easements as shown on the plat of Sunset East.

SUBJECT TO: Conditions and Restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976, in M-76 at page 14336.

Property ID No. R566907
Map Tax Lot No.: R-3909-012DC-03800-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with 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 (NONE) those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for trust distribution purposes.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of November, 2015.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BARBARA DOREENE KRIZO LIVING
TRUST, U.A.D. 07-03-12

By: Dorothy Marie Silani
Dorothy Marie Silani,
Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of November, 2015, by Dorothy Marie Silani, as Successor Trustee of the Barbara Doreene Krizo Living Trust, UAD 07-03-2012.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18