

2016-000815

Klamath County, Oregon



00181468201600008150020023

01/27/2016 09:27:41 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Diana B. Angeli  
449 N. Laguna Street  
KLAMATH FALLS, OR 97601

GRANTEE NAME AND ADDRESS

Michael Angeli and  
Diana Angeli, Trustees  
of the MICHAEL AND DIANA  
ANGELI FAMILY TRUST  
449 N. Laguna Street  
KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES

**WARRANTY DEED - STATUTORY FORM**

**DIANA B. ANGELI, Grantor, convey and warrant to MICHAEL ANGELI and DIANA ANGELI, Trustees of the Michael and Diana Angeli Family Trust uad January 26, 2016 Grantees, all of that certain real property described on EXHIBIT A attached hereto and incorporated by references as though fully set forth herein.**


The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

  
DIANA B. ANGELI, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 26<sup>th</sup> day of January, 2016, by Diana B. Angeli, Grantor.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-28-18

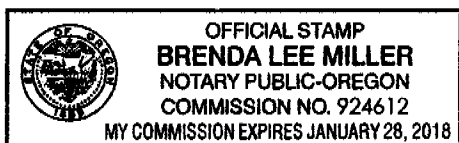


EXHIBIT A

WARRANTY DEED - STATUTORY FORM

REAL PROPERTY:

The following described real property situated in Klamath County,  
Oregon.

Parcel 1:

LOT 3 IN BLOCK 9 OF THE TERRACES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON