



2016-009329
Klamath County, Oregon
08/31/2016 03:45:00 PM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Francisco De Dios and Adelaida De Dios
11782 Reva Drive
Garden Grove, CA 92840

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

Francisco De Dios and Adelaida De Dios
11782 Reva Drive
Garden Grove, CA 92840

File No. 120485AM

STATUTORY WARRANTY DEED

Edward E. Colson, III, Trustee of the Edward E. Colson, III Trust Agreement, dated January 12, 1995,
as to an undivided 19% interest

Karen Jeanne Colson, a married woman, as her sole and separate property, as to an undivided 11.5%

Dennis R. Sciotto and Carol Ann Sciotto, Trustees the Dennis R. Sciotto and Carol Ann Sciotto Community
Property Trust Agreement dated January 9, 2002, as to an undivided 23% interest

Greg R. Velasquez and Cynthia L. Velasquez, Trustees of the C & G Velasquez Family Trust dated October
19, 2005, as to an undivided 29% interest

Dennis R. Sciotto, Trustees of the Dennis R. Sciotto Family Trust Agreement dated December 19, 1994 as to an
undivided 7.5% interest

Edward E. Colson, IV, a single man, as to an undivided 5% interest

And Dennis J. Sciotto and Cynthia Sciotto, husband and wife, as to an undivided 5% interest

as Tenants in Common,

Grantor(s), hereby convey and warrant to

Francisco De Dios and Adelaida De Dios, 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:

**Lots 2, 3, 4, 5, 17 and 18, of the Re-Subdivision of Lot 803, ENTERPRISE TRACTS, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND
EXCEPTING those portions deeded to State of Oregon by and through its State Highway Commission by
deed recorded September 18, 1943 in Volume 158 on page 407, by deed recorded May 1, 1942 in Deed
Volume 147 on page 104 and by deed recorded December 24, 1943 in Deed Volume 161 on page 42, Deed
Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$275,000.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

Escrow No. 120485AM

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.

Dated this 29 day of August, 2016.

Edward E. Colson III Trust Agreement, dated January 12, 1995

By: Edward E. Colson III

Edward E. Colson III, Trustee

State of _____ } ss
County of _____ }

On this ____ day of August, 2016, before me, _____ a Notary Public in and for said state, personally appeared Edward E. Colson, III, Trustee of the Edward E. Colson, III Trust Agreement, dated January 12, 1995, 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
FTO 8-29-16

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 BanDiego }

On 8-29-16 before me, Faneice T. O'Neal Notary Public
(Here insert name and title of the officer)

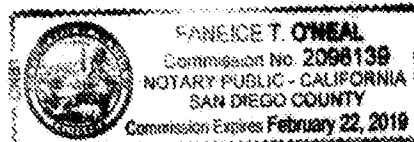
personally appeared Edward E. Colson III
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Faneice T. O'Neal
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

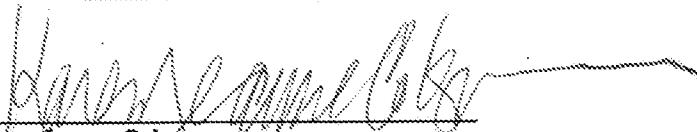
- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Dated this 29 day of August, 2016



Karen Jeanne Colson

State of _____ } ss
County of _____ }

On this ____ day of August, 2016, before me, _____ a Notary Public in and for said state, personally appeared Karen Jeanne Colson, 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
FTO 8-29-16

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of San Diego }

On 8-29-16 before me, Faneice T. O'Neal/Notary Public
(Here insert name and title of the officer)

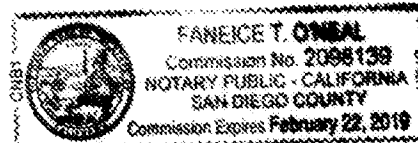
personally appeared Karen Jeanne Colson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Faneice T. O'Neal
Notary Public Signature

(Notary Public Seal)



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(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple.

Dated this 29 day of August, 2016.

Dennis R. Sciotto and Carol Ann Sciotto Community Property Trust Agreement dated January 9, 2002

By: [Signature]
Dennis R. Sciotto, Trustee

By: [Signature]
Carol Ann Sciotto, Trustee

State of _____ } ss
County of _____ }

On this ____ day of August, 2016, before me, _____ a Notary Public in and for said state, personally appeared Dennis R. Sciotto and Carol Ann Sciotto, Trustees of the Dennis R. Sciotto and Carol Ann Sciotto Community Property Trust Agreement dated January 9, 2002, 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
FTO 8-29-16

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State of California }

County of San Diego }

On 8-29-16 before me, Faneice T. O'Neal/Notary Public
(Here insert name and title of the officer)

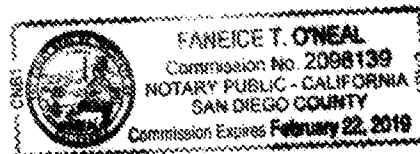
personally appeared Dennis R. Sciutto Carol Ann Sciutto
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/~~her~~/their authorized capacity(ies), 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.

Faneice T. O'Neal
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

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(Title or description of attached document continued)

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- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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Dated this 26 day of August, 2016

C & G Velasquez Family Trust dated October 19, 2005

By: [Signature] Trustee
Greg R. Velasquez, Trustee

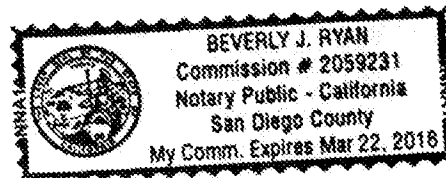
By: [Signature] Trustee
Cynthia L. Velasquez, Trustee

State of California } ss
County of San Diego }

On this 26 day of August, 2016, before me, Beverly J. Ryan a Notary Public in and for said state, personally appeared Greg R. Velasquez and Cynthia L. Velasquez, Trustees of the C & G Velasquez Family Trust dated October 19, 2005, 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.

Beverly J. Ryan
Notary Public for the State of California
Residing at: San Diego, CA
Commission Expires: 3.22.2018



Dated this 29th day of August, 2016

Dennis R. Sciotto Family Trust agreement dated December 19, 1994

By: [Signature]
Dennis R. Sciotto, Trustee

State of _____ } ss
County of _____ }

On this ____ day of August, 2016, before me, _____ a Notary Public in and for said state, personally appeared Dennis R. Sciotto, Trustee of the Dennis R. Sciotto Family Trust agreement dated December 19, 1994, 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
FTO 8-29-16

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of San Diego }

On 8-29-16 before me, Faneice T. O'Neal Notary Public,
(Here insert name and title of the officer)

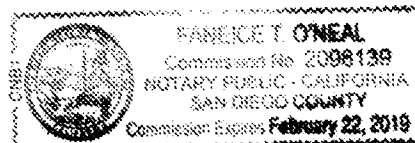
personally appeared Dennis R. Scott
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Faneice T. O'Neal
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)


- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Securely attach this document to the signed document with a staple.

Dated this 26 day of August, 2016


Edward E. Colson IV

State of California) ss
County of San Diego }

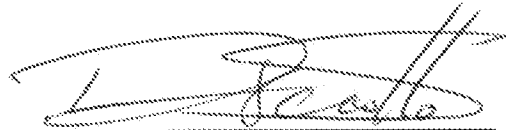
On this 26 day of August, 2016, before me, Beverly J. Ryan a Notary Public in and for said state, personally appeared Edward E. Colson, IV, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he~~/she/they executed same.

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

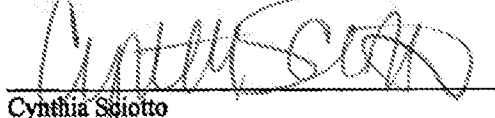
Beverly J. Ryan
Notary Public for the State of California
Residing at: San Diego, CA
Commission Expires: 3.22.2018



Dated this 25 day of August, 2016



Dennis J. Sciotto



Cynthia Sciotto

State of _____ } ss
County of _____ }

On this ____ day of August, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Dennis J. Sciotto and Cynthia Sciotto**, 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
FTO 8-25-16

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of San Diego }

On 8-25-16 before me, Faneice T. O'Neal/Notary Public
(Here insert name and title of the officer)

personally appeared Dennis J Sciotto Cynthia Sciotto
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.

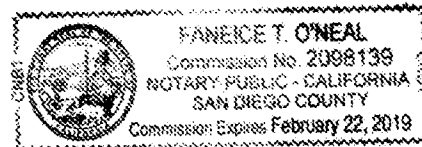
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Faneice T. O'Neal

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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