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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2016-010934

Klamath County, Oregon



00193693201600109340020022

10/14/2016 10:45:32 AM

Fee: \$47.00

Michael Miceli

308 Montero Ave.

Newport Beach CA 92661

Grantor's Name and Address

Andrew Michael Miceli, Sr. and

Andrew Michael Miceli, Jr.

308 Montero Av Newport Beach CA 92661

Grantee's Name and Address

After recording, return to (Name and Address):

Andrew Michael Miceli, Sr.

308 Montero Ave.

Newport Beach CA 92661

Until requested otherwise, send all tax statements to (Name and Address):

Andrew Michael Miceli, Sr.

308 Montero Ave.

Newport Beach CA 92661

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED - SURVIVORSHIP - STATUTORY FORM

Michael Miceli AKA Andrew Michael Miceli, Sr.

conveys and warrants to Andrew Michael Miceli, Sr. and Andrew Michael Miceli, Jr., Grantor, Grantees,

not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property free from encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, described as follows: Property Address: 5029 Widgeon Drive, Bonanza OR 97623 Klamath

Lot 62, Block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, Plat NO. 2, in the County of Klamath, State of OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from all encumbrances except (if none, so state):

Except all those items of record, if any, and 2016-2017 Real Property Taxes not yet due.

The true consideration for this conveyance is \$0.00 (Here, comply with the requirements of ORS 93.030.)

This deed is is only to add son on title of father's existing property title. No other consideration or monies have been exchanged.

DATED \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_

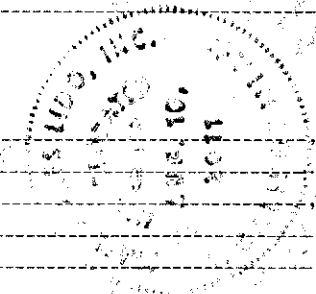
by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



- SEE ATTACHED -

Notary Public for Oregon

My commission expires \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 ORANGE )

On SEPT 20<sup>TH</sup>, 2016 before me, RYAN VAN BUREN, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared - ANDREW MICHAEL MICELI SR -  
Name(s) of Signer(s)

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.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED - ... Document Date: \_\_\_\_\_

Number of Pages: ONE Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_