



THIS SPACE RESE

2016-011940

Klamath County, Oregon

11/08/2016 02:42:01 PM

Fee: \$47.00

After recording return to:

Northcutt 2015 Family Trust, UTD December 21, 2015

6521 East Langell Valley Rd.

Bonanza, OR 97623

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

Northcutt 2015 Family Trust, UTD December 21, 2015

6521 East Langell Valley Rd.

Bonanza, OR 97623

File No. 131947AM

STATUTORY WARRANTY DEED

James P. Camozzi and Cynthia A. Camozzi, Trustees of the Camozzi Family Living Trust U.A.D. 8-6-1997,
Grantor(s), hereby convey and warrant to

John L. Northcutt and Carolyn A. Northcutt, Trustees of the Northcutt 2015 Family Trust, UTD December 21, 2015 ,

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 1, 2 and that portion of Lots 3 and 4 lying Northerly of the Langell Valley Road; the SE1/4 NW1/4, NE1/4 SW1/4, and that portion of the SE1/4 SW1/4 lying Northerly of the Langell Valley Road, all in Section 31, Township 39 South, Range 12 E.W.M.

Reserving therefrom to the Grantor a life Estate

The true and actual consideration for this conveyance is **\$675,000.00.**

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:

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 7th day of November, 2016

Camozzi Family Living Trust U.A.D. 8-6-1997

By: James P. Camozzi
James P. Camozzi, Trustee

By: Cynthia A. Camozzi
Cynthia A. Camozzi, Trustee

State of Oregon } ss
County of Klamath }

On this 7th day of November, 2016, before me, Twila Pellegrino a
Notary Public in and for said state, personally appeared James P. Camozzi and Cynthia A. Camozzi, Trustees of the Camozzi Family Living Trust U.A.D. 8-6-1997 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

