



2017-000356

Klamath County, Oregon

01/13/2017 02:09:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Michael A. Zuccato and Shelli N. Zuccato

289 Leota Ave

Sunnyvale, CA 94086

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

Michael A. Zuccato and Shelli N. Zuccato

289 Leota Ave

Sunnyvale, CA 94086

File No. 128707AM

STATUTORY WARRANTY DEED

William Kent Kalita,

Grantor(s), hereby convey and warrant to

Michael A. Zuccato and Shelli N. Zuccato, as 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:

Parcel 2 of Land Partition 16-16 being a replat of Parcel 1 of Land Partition 129-06, situated in the NE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded November 15, 2016 as Instrument No. 2016-012159, microfilm records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$50,000.00**.

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 2 day of Dec, 2012

William Kent Kalita

William Kent Kalita

State of Oregon } ss

County of Lane }

On this 2 day of Dec, 2012, before me, Shawna E Wood a Notary Public in and for said state, personally appeared William Kent Kalita, 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.

Shawna E Wood

Notary Public for the State of Oregon

Residing at: Lane co

Commission Expires: 7/17/18

