

RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

2017-002243

Klamath County, Oregon

03/02/2017 02:07:00 PM

Fee: \$47.00

GRANTOR'S NAME:

Richard M. Travalini and Laura L. Travalini, Trustees of the Richard
M. Travalini and Laura L.
Travalini Revocable Trust created on 12/30/10

GRANTEE'S NAME:

Riccardo Travalini

AFTER RECORDING RETURN TO:

Riccardo Travalini
Lot 56 Block 6 Mountain Lake Homesites
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Riccardo Travalini
Lot 56 Block 6 Mountain Lake Homesites
Klamath Falls, OR 97601

R320325 and 360617DO 500
Lot 56 Block 6 Mountain Lake Homesites, Klamath Falls, OR
97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard M. Travalini and Laura L. Travalini, Trustees of the Richard M. Travalini and Laura L. Travalini Revocable Trust created on 12/30/10, Grantor, conveys and warrants to **Riccardo Travalini, an estate in fee simple**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 56 in Block 6 of MOUNTAIN LAKES HOMESITES, TRACT NO. 1017, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-NINE THOUSAND AND NO/100 DOLLARS **(\$29,000.00)**. (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2-16-17

Richard M Travalini and Laura L Travalini Revocable Trust created on 12/30/10

BY: [Signature]
Richard M Travalini, Trustee

BY: [Signature]
Laura L Travalini, Trustee

State of Oregon
County of Josephine

This instrument was acknowledged before me on 2-16-17 by Richard M. Travalini and Laura L. Travalini as Trustees of the Richard M. Travalini and Laura L. Travalini Revocable Trust created on 12/30/10.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 02-27-19

