



2017-004412

Klamath County, Oregon

04/27/2017 02:13:00 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Marc A. LaRocca and Tobie Jo LaRocca

3352 Nesta Dr

San Jose, CA 95118

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

Marc A. LaRocca and Tobie Jo LaRocca

3352 Nesta Dr

San Jose, CA 95118

File No. 167020AM

STATUTORY WARRANTY DEED

Patrick M. Lancaster and Brenda M. Lancaster,
as Trustees of the Lancaster Joint Revocable Living Trust under Agreement dated February 23, 2011,

Grantor(s), hereby convey and warrant to

Marc A. LaRocca and Tobie Jo LaRocca, 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:

**Lot 1 in Block 9 of FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$75,000.00**.

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 27 day of April, 2017.

Lancaster Joint Revocable Living Trust

By: Patrick M. Lancaster

Patrick M. Lancaster, Trustee

By: Brenda M. Lancaster

Brenda M. Lancaster, Trustee

State of Oregon} ss.
County of Klamath}

On this 27 day of April, 2017, before me, Lynda West a Notary Public in and for said state, personally appeared Patrick M. Lancaster and Brenda M. Lancaster known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lancaster Joint Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Lynda West
Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 1-30-21

