

2017-005652

Klamath County, Oregon



00204122201700056520030039

05/23/2017 11:53:58 AM

Fee: \$52.00

SYDNEY GIACOMINI, GRANTOR
13221 Crystal Springs Road
Klamath Falls, Oregon 97603

**SYDNEY KERNS GIACOMINI, TRUSTEE,
SYDNEY KERNS GIACOMINI 1994 TRUST, GRANTEE**
13221 Crystal Springs Road
Klamath Falls, Oregon 97603

Returned at Counter

After Recording Return to:
Sydney Kerns Giacomini, Trustee
115 N. 5th Street Suite 302
Klamath Falls, Oregon 97601

Until a change is requested,
All tax statements shall be
Sent to the following address:

SYDNEY KERNS GIACOMINI, TRUSTEE
115 N. 5th Street Suite 302
Klamath Falls, Oregon 97601

STATUTORY WARRANTY DEED

**SYDNEY GIACOMINI, Grantor, conveys and warrants to SYDNEY KERNS
GIACOMINI, Trustee, SYDNEY KERNS GIACOMINI 1994 TRUST, U/T/D 8/8/1994
GRANTEE, all of grantor's interest in the following described real property situated in Klamath
County, Oregon, and described as follows, free of encumbrances except as described herein:**

See Attached Exhibit A

The true and actual consideration for this conveyance is zero; the purpose of this deed is to transfer the property from SYDNEY GIACOMINI to her revocable living trust.

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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007,

AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

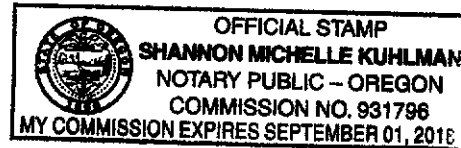
Dated this 1ST day of FEBRUARY, 2017.

Sydney Giacomini
SYDNEY GIACOMINI

STATE OF OREGON

County of ~~Multnomah~~ CLATSOP

)
) ss.
)



The foregoing instrument was acknowledged before me this 1ST day of FEBRUARY, 2017, by **SYDNEY GIACOMINI** who declared the above to be her duly authorized and voluntary act and deed.

A. Kuhlman
Notary Public for Oregon
My Commission Expires: 09-01-2018

EXHIBIT A

Real Property in the County of Klamath, State of Oregon, described as follows:

PARCEL ONE

Lots 5,6,7 and 8, SW1/4 NE1/4, W1/2 SE1/4, SE1/4 SW1/4 of Section 22, Township 39 South, Range 10, East of the Willamette Meridian, EXCEPT rights of way for roads, ditches and canals, and including reservoir sites, and EXCEPT that portion conveyed to the United States of America for right of way purposes in Volume 37 Page 315, deed records of Klamath County, Oregon and EXCEPT for the following described tracts:

All that portion of the N1/2 SW1/4 of Section 22, Township 39 South, Range 10 E.W.M., lying Northwesterly of the Crystal Springs Road and Easterly of the existing irrigation canal.

All that portion of the SW1/4 SE1/4 of Section 22, Township 39 South, Range 10 E.W.M., lying Southeasterly of the Crystal Springs Road.

PARCEL TWO:

All that portion of the N1/2 SW1/4 SE1/4 of Section 22, Township 39 South, Range 10 E.W.M., lying Northwesterly of the Crystal Springs Road and Easterly of the existing irrigation canal.

PARCEL THREE:

All that portion of the SW1/4 SE1/4 of Section 22, Township 30 South, Range 10 E.W.M., lying Southeasterly of the Crystal Springs Road.

Tax parcel Number: R600656 and R813105 and R600790