

2017-006511

Klamath County, Oregon

06/14/2017 01:18:00 PM

Fee: \$52.00

Grantor Name and Address:

GARRY D. DEGULIS
188 S. STRONG AVENUE
P.O. BOX 1640
LINDENHURST, NY 11757

Grantee Name and Address:

GARRY DEGULIS, TRUSTEE
188 S. STRONG AVENUE
P.O. BOX 1640
LINDENHURST, NY 11757

After recording, return to:

JOHN T. HENDERSON
22 ADMIRALS DRIVE E.
WEST BAY SHORE, NY 11706

Until requested otherwise, send all tax statements to:

GARRY DEGULIS, TRUSTEE

P.O. BOX 1640
LINDENHURST, NY 11757

WARRANTY DEED

GARRY D. DEGULIS, an unmarried man, whose address is 188 S. Strong Avenue, P.O. Box 1640, Lindenhurst, NY 11757 (referred to herein as "Grantor"), hereby conveys and warrants to GARRY DEGULIS, TRUSTEE, or any successors in trust, under the GARRY DEGULIS 2017 REVOCABLE TRUST AGREEMENT dated June 1, 2017 and any amendments thereto, whose address is 188 S. Strong Avenue, P.O. Box 1640, Lindenhurst, NY 11757 (referred to herein as "Grantee"), all of Grantor's undivided one-half (1/2) interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 6-6-17

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.

GRANTOR:

Garry D. Degulis
Garry D. Degulis

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss.

This instrument was acknowledged before me on JUNE 6, 2017, by Garry D. Degulis.

[Affix Notary Seal]

JOHN T. HENDERSON
Notary Public, State of New York
No. 02HE6082136
Qualified in Suffolk County
Commission Expires Oct. 21, 2018

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

EXHIBIT A

Legal Description

Lot 28, Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.