

Carmine E. Filice and Kay D. Filice

2017-007171

Klamath County, Oregon

Grantor



00206023201700071710020026

06/29/2017 02:58:14 PM

Fee: \$47.00

Carmine E. Filice and Kay D. Filice, Trustees
Box 961
Merrill, OR 97633

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carmine E. Filice and Kay D. Filice hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carmine E. Filice and Kay D. Filice Co-Trustees of the FILICE FAMILY LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 29th day of June, 2017.

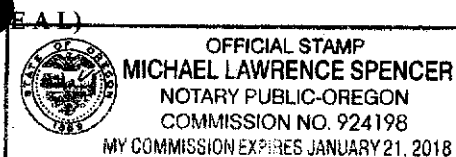
Carmine E. Filice
Carmine E. Filice

Kay D. Filice
Kay D. Filice

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Carmine E. Filice and Kay D. Filice and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon



MAILED
Returned at Counter

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon;

Lots 1 and 8, Block 8 and all of Block 3, including one-half of vacated "B" Street adjacent to Block 3, vacated by Order recorded March 26, 1965 in Volume 360 at page 329, Deed Records of Klamath County, Oregon, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM a road right-of-way deeded to Klamath County; being 30 feet on either side of the following described center line: Beginning at the Southwest corner of Block 3 of Clinton Subdivision; thence North along the West line of Block 3, 195.3 feet to the true point of beginning of this description; thence North 56 degrees 51' East 173.36 feet; thence East 114.83 feet to the East line of Block 3 and there ending.

Tax Account No: 4110-012BB-02200-000

Key No.: 123271