

2017-007541

Klamath County, Oregon



00206439201700075410030035

07/06/2017 11:58:20 AM

Fee: \$52.00

GRANTORS NAME AND ADDRESS

Mario Louis Giordano and  
Diana Janet Giordano  
11431 W. Langell Valley Road  
Bonanza, Oregon 97623

GRANTEES NAME AND ADDRESS

Mario Giordano and Diana  
Giordano, Trustees of the MARIO  
AND DIANA GIORDANO REVOCABLE TRUST  
11431 W. Langell Valley Road  
Bonanza, Oregon 97623

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES  
11431 W. Langell Valley Road  
Bonanza, Oregon 97623

**WARRANTY DEED - STATUTORY FORM**

**MARIO LOUIS GIORDANO and DIANA JANET GIORDANO, Grantors,**  
convey and warrant to **MARIO GIORDANO and DIANA GIORDANO, Trustees**  
**of the MARIO AND DIANA GIORDANO REVOCABLE TRUST uad 07-06-2017**  
**Grantees,** all of that certain real property described on  
ATTACHMENT 1, attached hereto and incorporated by references as  
though fully set forth herein.

The true and actual consideration for this conveyance is \$0.  
However, the actual consideration consists of or includes other  
property or value given or promised which is the whole  
consideration, being for estate planning purposes.

"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 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 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."

Mario Louis Giordano  
**MARIO LOUIS GIORDANO**, Grantor

Diana Janet Giordano  
**DIANA JANET GIORDANO**, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 6<sup>th</sup> day of July, 2017, by **MARIO LOUIS GIORDANO**, Grantor.



Katie Shari Terrell  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-20-19

This instrument was acknowledged before me on 6<sup>th</sup> day of July, 2017, by **DIANA JANET GIORDANO**, Grantor.



Katie Shari Terrell  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-20-19

ATTACHMENT 1

PARCEL 1: TOWNSHIP 40 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN

Section 4:

The East 8.7 acres of that portion of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) which lies North and East of the Langell Valley Market Road as same was constructed in the year 1934;

All of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ );

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ), EXCEPT that portion in the Northeast corner thereof which lies North and East of the U. S. B. R. right-of-way for the Lost River Channel Improvement;

All of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ );

That portion of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) which lies North and East of the Langell Valley Market Road;

That portion of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) which lies North and East of the Langell Valley Market Road.

Section 9:

That portion of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) which lies North and East of the Langell Valley Market Road.

PARCEL 2: TOWNSHIP 40 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN

Section 3:

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ), EXCEPT that portion which lies North and East of U. S. B. R. right-of-way for the Lost River Channel Improvement;

All that portion of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) lying South of the U. S. B. R. right-of-way for the Lost River Channel Improvement;

All that portion of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) lying South and West of the U. S. B. R. right-of-way for the Lost River Channel Improvement.

Section 10:

All of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ );

All that portion of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) lying North of the Langell Valley Irrigation Canal right-of-way as presently located.

Together with an easement over the East 20 feet of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) lying South of the Langell Valley Irrigation Canal right-of-way as presently located.

PARCEL 3: TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN

A portion of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 33, Township 39 South, Range 12 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of the said Section 33; thence West 1320 feet; thence

North 390 feet, more or less, to the South boundary of Lost River Channel; thence

Southeasterly along the South boundary of Lost River Channel to its intersection with the East boundary of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 33; thence

South 115 feet, more or less, to the point of beginning.

PARCEL 4: TOWNSHIP 40 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN

Section 4:

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ );

A portion of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ), more particularly described as follows:

Beginning at the SE corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4, Township 40 South, Range 13 East; thence

North along the Sixteenth Line a distance of 776 feet to a point; thence

West a distance of 842 feet to a point; thence

South a distance of 776 feet, more or less, to the Midsection Line running East and West in Section 4; thence

East along Midsection Line to the place of beginning;

EXCEPTING therefrom one acre in the form of a square in the Northwest corner of this description.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Regulations, including levies, assessments, water and irrigation rights, and easements for ditches and canals, of Klamath Irrigation District and Langell Valley Irrigation District.

2. Rights of the public in and to any portion of the above-described property lying within the limits of public roads or highways.

3. Rights of governmental bodies in and to any portion of the above-described properties lying below the ordinary high water mark of Lost River.

4. Easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded July 2, 1927, in Book 76 at page 20, Deed Records. (Affects SW $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 3, Twp 40 S., R. 13 EWM.)

5. Easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded July 2, 1927, in Book 76 at page 24, Deed Records. (Affects Sec. 4, Twp 40 S., R. 13 EWM and Sec. 32 and 33, Twp 39 S., R. 12 EWM.)

6. Reservations as shown in Patent Book 11 at page 77 from the United States of America, recorded in Deed Records of Klamath County, Oregon, as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States."