



THIS SPACE RESERVED FOR

2017-012691  
Klamath County, Oregon  
11/03/2017 09:15:48 AM  
Fee: \$47.00

After recording return to:

Stefan Savides, Trustee or His Successors in Trust  
under the Stefan Savides Living Trust dated May1,  
2002, and any amendments thereto

7901 Washburn Way

Klamath Falls, OR 97603

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

Stefan Savides, Trustee or His Successors in Trust  
under the Stefan Savides Living Trust dated May1,  
2002, and any amendments thereto

7901 Washburn Way

Klamath Falls, OR 97603

File No. 202516AM

**STATUTORY WARRANTY DEED**

**Diane Lynn Triana,**

Grantor(s), hereby convey and warrant to

**Stefan Savides, Trustee or His Successors in Trust under the Stefan Savides Living Trust dated May1, 2002,  
and any amendments thereto,**

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:

**A portion of Lots 5 and 6, Block 47, HILLSIDE ADDITION 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,  
described as follows:**

**Beginning at a point on the Northerly line of Lavey Street, 50 feet Southwest of the most Easterly corner of  
Lot 6, Block 47, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence  
Southwesterly along the Northerly line of Lavey Street, 50 feet; thence Northwesterly at right angles to  
Lavey Street, 100 feet; thence Northeasterly parallel with Lavey Street, 50 feet; thence Southeasterly at  
right angles to Lavey Street, 100 feet to the place of beginning.**

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE  
ON BEHALF OF GRANTOR/GRANTEE.

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<sup>th</sup> day of October, 2017.

Diane Lynn Triana  
Diane Lynn Triana

State of Oregon } ss  
County of Klamath }

On this 27<sup>th</sup> day of October, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Diane Lynn Triana, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

