2018-000646 Klamath County, Oregon



01/18/2018 02:02:44 PM

Fee: \$47.00

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO:

Angelo Andrew Doveri 4061 Bryant Ave Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Ryan E. Gibb Douglas, Conroyd, Gibb & Pacheco, P.C. P.O. Box 469 Salem, OR 97308

STATUTORY WARRANTY DEED

ANNETTE ANDERSON, Successor Trustee of the CORDELIA J. DOVERI FAMILY TRUST, dated July 13, 1994, **Grantor**, conveys and warrants to ANGELO ANDREW DOVERI, **Grantee**, the real property in Klamath County, Oregon described as follows:

Bryant Tracts, Block 1 Lot 27 Ely 4061 Bryant Ave Kf.

Parcel 2: the east 75 feet of the west 170 feet of tract 27, Block 1 Bryant tracts according to the official plat thereof on file in the office of the County Clerk of Klamath Falls Oregon

R-3909-003AA-02000-000

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$0.00 and is a distribution from a revocable living trust.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 1-STATUTORY WARRANTY DEED

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 7, CHAPTER 8, OREGON LAWS 2010.

DATED: January \underline{Q} , 2018.

CORDELIA J. DOVERI FAMILY TRUST

By:

ANNETTE ANDERSON, Successor Trustee

STATE OF COLORADO) ss.

County of Eagle

On January 9, 2018, personally appeared the above-named ANNETTE ANDERSON, as Successor Trustee of the CORDELLIA J. DOVERI FAMILY TRUST, and acknowledged the

foregoing instrument to be her voluntary act. Before me:

Notary Rublic for Oregon

My Compaission Expires:

MAYELA ESTRADA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20024039473 MY COMMISSION EXPIRES 01/06/2019