

2018-000646

Klamath County, Oregon



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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

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