

2018-001390

Klamath County, Oregon



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02/02/2018 03:03:48 PM

Fee: \$47.00

**GRANTOR NAME AND ADDRESS**

Lena J. Aultman nka Lena J. Bird,  
Successor Trustee  
Ralph S. Santoro Living Trust  
4220 Summers Lane  
Klamath Falls, Oregon 97603

**GRANTEE NAME AND ADDRESS**

Rose 33, LLC  
4220 Summers Lane  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO**

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

**SEND TAX STATEMENTS TO**

GRANTEE

**WARRANTY DEED - STATUTORY FORM**

LENA J. AULTMAN NKA LENA J. BIRD, Successor Trustee of the RALPH S. SANTORO LIVING TRUST, GRANTOR, conveys and warrants to ROSE 33 LLC, an Oregon Limited Liability Company, GRANTEE, all of that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

Lots 14 and 15, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

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 distribution from out of the trust.

"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

Returned at Counter

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."

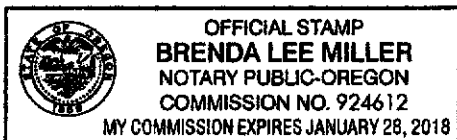
DATED this 26<sup>th</sup> day of January, 2018.

**RALPH S. SANTORO LIVING TRUST**

By: *Lena J. Aultman NKA Lena J. Bird*  
**LENA J. AULTMAN NKA LENA J. BIRD**  
**Successor Trustee**

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

This instrument was acknowledged before me on 26<sup>th</sup> day of January, 2018, by **LENA J. AULTMAN NKA LENA J. BIRD, Successor Trustee.**



*Brenda Miller*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-28-18