



THIS SPACE RESERVED FOR

2018-003612
Klamath County, Oregon
03/26/2018 10:23:01 AM
Fee: \$47.00

After recording return to:

Jay A. Bocchi and Nancy Kay Bocchi

3718 Lake Grove Avenue

Lake Oswego, OR 97035

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

Jay A. Bocchi and Nancy Kay Bocchi

3718 Lake Grove Avenue

Lake Oswego, OR 97035

File No. 220439AM

STATUTORY WARRANTY DEED

Michael Vincent Dillon and Sandra Aileen Dillon as Trustees of the Dillon Family Trust, dated June 20, 2008,

Grantor(s), hereby convey and warrant to

Jay A. Bocchi and Nancy Kay Bocchi, as tenants by the entirety

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:

Lots 31 and 32, Harriman Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3606-003AB-01200-000

The true and actual consideration for this conveyance is \$32,500.00.

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 23 day of MARCH, 2018.

Dillon Family Trust

By: Michael Vincent Dillon
Michael Vincent Dillon - Trustee

State of OREGON} ss.
County of JACKSON}

On this 23 day of MARCH, 2018, before me, MYCHAL POND a Notary Public in and for said state, personally appeared MICHAEL VINCENT DILLON known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the DILLON FAMILY TRUST, and acknowledged to me that he/she/they executed the same as Trustee.

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

Mychal Pond
Notary Public for the State of OREGON»
Residing at: OREGON
Commission Expires: 11-21-21

