



THIS SPACE RESERVED FOR

2018-008636

Klamath County, Oregon

07/20/2018 01:28:01 PM

Fee: \$87.00

After recording return to:

Vanessa Jean DiGiovanni, Trustee

872 Oxford Way

Benicia, CA 94510

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

Vanessa Jean DiGiovanni, Trustee

872 Oxford Way

Benicia, CA 94510

File No. 245134AM

### STATUTORY WARRANTY DEED

**Frank D. Rollins and Diane Rollins, Trustees or their Successors in Trust, under the Rollins Loving Trust dated July 18, 1990,**

Grantor(s), hereby convey and warrant to

**Vanessa Jean DiGiovanni, Trustee of The Vanessa Jean Digiovanni Revocable Living Trust,**

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:

**The SW1/4 NW1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 30 feet thereof conveyed to Klamath County for road purposes.**

The true and actual consideration for this conveyance is \$425,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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 20<sup>th</sup> day of July, 2018.

The Rollins Loving Trust dated July 18, 1990

By: Frank D. Rollins  
Frank D. Rollins, Trustee

By: Diane Rollins  
Diane Rollins, Trustee

State of Oregon } ss  
County of Klamath }

On this 20<sup>th</sup> day of July, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Frank D. Rollins and Diane Rollins, Trustees or their Successors in Trust, under the Rollins Loving Trust dated July 18, 1990, 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

