



THIS SPACE RESERVED FOR

2019-000977

Klamath County, Oregon

02/01/2019 01:30:01 PM

Fee: \$87.00

After recording return to:

Jose Jaramillo and Leonarda Jaramillo

1528 Tamera Drive

Klamath Falls, OR 97603

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

Jose Jaramillo and Leonarda Jaramillo

1528 Tamera Drive

Klamath Falls, OR 97603

File No. 275639AM

STATUTORY WARRANTY DEED

Paul F.S. Migliore and Barbara L. Migliore, Trustees of the Migliore Trust, Revocable Living Trust Agreement dated August 28, 2007,

Grantor(s), hereby convey and warrant to

Jose Jaramillo and Leonarda Jaramillo, 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:

The Northerly 75 feet of Lot 2 in Block 7 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$287,000.00.

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:

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 1 day of February, 2019

Migliore Trust, Revocable Living Trust Agreement dated August 28, 2007

By: Paul F.S. Migliore

Paul F.S. Migliore, Trustee

By: Barbara L. Migliore

Barbara L. Migliore, Trustee

State of Oregon} ss.

County of Klamath} Feb

On this 1 day of February, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Paul F.S. Migliore and Barbara L. Migliore known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Migliore Trust, Revocable Living Trust Agreement dated August 28, 2007, 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.

Melissa R. Strom
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: March 15, 2022

