



THIS SPACE RESERVED FOR

2019-001824

Klamath County, Oregon

02/28/2019 09:18:01 AM

Fee: \$87.00

After recording return to:

Jennifer R. Wise, Trustee of  
The Jennifer R. Wise Revocable Trust

15 Langford Rd

Candia, NH 03034

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

Jennifer R. Wise, Trustee of  
The Jennifer R. Wise Revocable Trust

2325 Linda Vista Dr

Klamath Falls, OR 97601

File No. 274269AM

### STATUTORY WARRANTY DEED

**Jerry Molatore and Yvette Molatore, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jennifer R. Wise, Trustee of the Jennifer R. Wise Revocable 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:

**Lots 3 and 4 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS,**

**EXCEPTING THEREFROM:**

A tract of land being a portion of Lot 3 in Block 2 of "FIRST ADDITION TO LOMA LINDA HEIGHTS",  
situated in the NW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian,  
Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence North 88°51'05" East, along the North line of said  
Lot 3, 2.00 feet; thence leaving said North line, South 01°45'30" East 44.87 feet; thence South 03°19'18" East  
76.19 feet to a point on the South line of said Lot 3 from which the Southwest corner of said Lot 3 bears  
South 89°09'05" West 6.00 feet; thence South 89°09'05" West 6.00 feet, thence South 89°09'05" West 6.00  
feet to the Southwest corner of said Lot 3; thence North 00°50'55" West 120.98 feet to the point of  
beginning, containing 437 square feet, more or less, with bearings based on the plat of "FIRST ADDITION  
TO LOMA LINDA HEIGHTS", on file at the office of the Klamath County Clerk.

The true and actual consideration for this conveyance is \$565,000.00.

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:

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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 27<sup>th</sup> day of February, 2019.

Jerry Molatore

Yvette Molatore

State of Oregon } ss  
County of Klamath }

On this 27 day of February, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Jerry Molatore and Yvette Molatore, 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.

\*M.

Howard  
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-19-19

