



THIS SPACE RESERVED FOR R

2019-004069

Klamath County, Oregon

04/16/2019 01:55:01 PM

Fee: \$92.00

After recording return to:

Victor H. Lozzetti and Sheri L. Lozzetti, Trustees of
the Lozzetti Family 2002 Trust

229 Crater Lake Pkwy

Klamath Falls, OR 97601

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

Victor H. Lozzetti and Sheri L. Lozzetti, Trustees of
the Lozzetti Family 2002 Trust

2040 Lakeshore Drive

Klamath Falls, OR 97601

File No. 274862AM

STATUTORY WARRANTY DEED

**Jason M. Conaughty and Norma M. Conaughty,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Victor H. Lozzetti and Sheri L. Lozzetti, Trustees of the Lozzetti Family 2002 Trust, Victor H. Lozzetti and
Sheri L. Lozzetti, Trustees of the Lozzetti Family 2002 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:


See Attached Exhibit 'A'

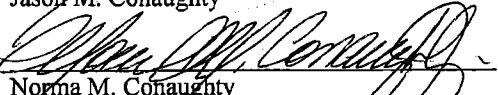
The true and actual consideration for this conveyance is \$527,500.00.

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 6 day of April, 2019.

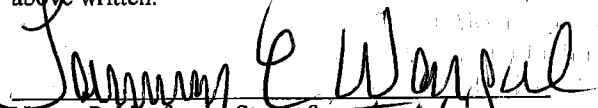

Jason M. Conaughty


Norma M. Conaughty

State of IN } ss
County of Warrick }

On this 6 day of April, 2019, before me, Tammy L Wargel
a Notary Public in and for said state, personally appeared Jason M. Conaughty and Norma M. Conaughty, 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.


Notary Public for the State of IN
Residing at: 629 ROCK AVE EVANSVILLE IN 47711
Commission Expires: NOV 1 2026



TAMMY L WARGEL
Notary Public, State of Indiana
Resident of Vanderburgh County, IN
My Commission Expires: November 1, 2026
Commission Number NP0716688

EXHIBIT 'A'

The following described property situate in the County of Klamath, State of Oregon:

Beginning at the Southwesterly corner of Tract 15 of Ouse Kila Homesites No. 2, the plat whereof is on file and of record in Klamath County, Oregon, and running thence South 2° 10' East 224.3 feet, more or less, to a point in the Northeasterly boundary line of the right of way of the Rock Creek Road, from which the most Easterly corner of Tract 17 of Ouse Kila Home Sites No. 1, the plat whereof is on file and of record in Klamath County, Oregon, bears South 89° 06' West 152.9 feet distant; and running thence Northwesterly along the said boundary line 242 feet, more or less, to a point from which the said most Easterly corner of Tract 17 of Ouse Kila Home Sites No. 1, bears South 42° 53' East 107.7 feet distant, and running thence North 1° 55' West 232 feet, more or less, to a point in the water line of Klamath Lake; thence Easterly along said water line 238 feet, more or less, to a point from which the point of beginning bears South 2° 10' East and running thence South 2° 10' East 184 feet, more or less, to the point of beginning, and being a portion of the NE1/4 NE1/4 of Section 26, Township 38 South Range 8 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING the portion of said premises heretofore conveyed by Deed to Mark H. Lillard and Emma J. Lillard, husband and wife, recorded May 9, 1944, in Volume 164 page 532, Klamath County Deed Records.

Also a parcel of land situate in the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeasterly corner of that certain parcel of land deeded to Donald P. Noel and Bonnie Noel by Deed Volume 354 page 410, said point being on the Southerly shore line of Upper Klamath Lake and bears North 42° 53' West 107.7 feet and North 1° 55' West 232.2 feet and North 42° 30' East 65.0 feet from the most Northeasterly corner of Lot 17, Ouse Kila Homesites No. 1; thence South 1° 37' 10" West a distance of 269.6 feet, more or less, to a point on the Northerly line of Lakeshore Drive; thence Northwesterly, along said Northerly line, a distance of 2.0 feet, more or less, to the Southeasterly Corner of parcel described in Deed Volume 164 page 532; thence North 2° 20' East, along the Easterly line of said parcel, a distance of 270.0 feet, more or less, to the point of beginning.