



THIS SPACE RESERVED FOR

2019-006063

Klamath County, Oregon

06/03/2019 02:17:01 PM

Fee: \$87.00

After recording return to:

Lawrence C. Trosi and Marnie A. Trosi

1171 Steinkamp Rd SE

Aumsville, OR 97325

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

Lawrence C. Trosi and Marnie A. Trosi

1171 Steinkamp Rd SE

Aumsville, OR 97325

File No. 299087AM

STATUTORY WARRANTY DEED

Richard L. Sift and Ella L. Sift, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Lawrence C. Trosi and Marnie A. Trosi, 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:

Lot 12, Block 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, 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-2309-001C0-01300-000

The true and actual consideration for this conveyance is \$62,500.00.

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 31 day of MAY, 2019.

Richard L. Sift
Richard L. Sift

Ella L. Sift
Ella L. Sift

State of CALIFORNIA } ss
County of SACRAMENTO }

On this 31 day of May, 2019, before me, HIROSHI S. MERRITT a Notary Public in and for said state, personally appeared Richard L. Sift and Ella L. Sift, 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.

Hiroshi S. Merritt
Notary Public for the State of CALIFORNIA
Residing at: ELK GROVE, CA 95757
Commission Expires: 06/24/2022

