

2019-011554

Klamath County, Oregon



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10/04/2019 09:06:39 AM

Fee: \$92.00

GRANTOR NAME AND ADDRESS

DON PURIO, LINDA NORRIS PURIO and
LINDA C. NORRIS
11612 Centurion Court
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

DON PURIO and LINDA NORRIS,
Trustees of THE PURIO/NORRIS
LIVING TRUST
11612 Centurion Court
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
11612 Centurion Court
Klamath Falls, Oregon 97603

WARRANTY DEED - STATUTORY FORM

DON PURIO and LINDA NORRIS PURIO, husband and wife as tenants by the entirety, DONALD L. PURIO, DON PURIO and LINDA C. NORRIS, Grantors, convey and warrant to DON PURIO and LINDA NORRIS, Trustees of THE PURIO/NORRIS LIVING TRUST uad 10-3-19 Grantees, all of that certain real property described as follows:

Parcel 1: Real Property legally described as follows:

Lots 1, 7, 9 and 10, TRACT 1431, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Parcel 2: Real Property legally described as follows:

Lot 12, Block 1, TRACT 1165, MIRACLE MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

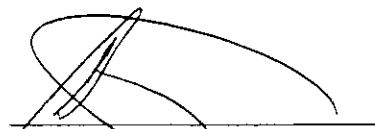
Parcel 3: Real Property legally described as follows:

Lot 49, Tract 1445, REGENCY ESTATES-PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

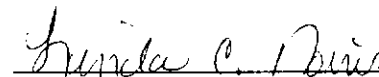
Parcel 4: Real Property legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."



DONALD L. PURIO aka
DON PURIO, Grantor

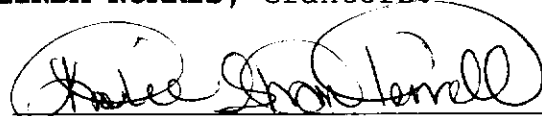


LINDA C. NORRIS aka LINDA NORRIS
PURIO aka LINDA NORRIS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 3rd day of October, 2019, by **DONALD L. PURIO aka DON PURIO** and **LINDA C. NORRIS aka LINDA NORRIS PURIO aka LINDA NORRIS, Grantors.**





NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23

Exhibit A

A parcel of land situated in Lot 11, Block 1, "Subdivision of Blocks 2B & 3, HOMEDALE", in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Southwest corner of said Lot 11; thence North 00° 20' East along the West line of said Lot 11 and the East line of Homedale Road a distance of 89.10 feet to a 5/8 inch iron pin; thence South 88° 21' 30" East a distance of 38.20 feet to a 5/8 inch iron pin on the Northerly line of said Lot 11; thence South 62° 03' East along the Northerly line of said Lot 11 a distance of 154.80 feet, more or less, to a 5/8 inch iron pin that is North 62° 03' West a distance of 260.00 feet from the Northeast corner of said Lot 11; thence South 16° 51' West a distance of 104.20 feet to a one-inch pipe on the Southerly line of said Lot 11 as said line is shown on the official subdivision plat, said point being North 59° 53' West a distance of 300.00 feet from the Southeast corner of said Lot 11; thence North 59° 53' West along said Southerly line of Lot 11 a distance of 167.94 feet (Record plat distance is 167.80 feet) to the point of beginning.

EXCEPTING THEREFROM the Southwesterly 5 feet taken for widening of Leland Drive in Ordinance recorded July 1, 1965 in Book 362 at Page 561, Deed Records of Klamath County, Oregon.