

**2019-012412**

**Klamath County, Oregon**

10/23/2019 01:45:06 PM

Fee: \$112.00

Recording requested by:  
PIXTON LAW GROUP

After recording return to:  
PIXTON LAW GROUP  
5285 Meadows Rd., Ste. 377  
Lake Oswego, OR 97035

Until a change is requested,  
send tax statements to:  
ARTHUR CRUZ, Trustee  
DIVINIA CRUZ, Trustee  
2175 Cimarron Court  
Morgan Hill, CA 95037

## **WARRANTY DEED**

ARTHUR R. CRUZ and DIVINIA S. CRUZ, husband and wife, Grantors, convey and warrant to ARTHUR CRUZ and DIVINIA CRUZ, Trustees or their successors in trust under the ARTHUR AND DIVINIA CRUZ LIVING TRUST dated October 8, 2019, and any amendments thereto, Grantee, all of Grantors' interest in the following real property situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 6 of BELLA VISTA TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel #R806952

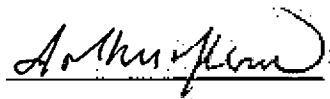
Subject to covenants, conditions, easements, encumbrances and rights-of-way of record, as well as encroachments of any obvious nature.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The purpose of this transfer is to convey the Grantors' interest in this real property to the Grantors' revocable living trust. The true consideration for this conveyance is NONE.

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 OCTOBER 8, 2019.



ARTHUR R. CRUZ



DIVINIA S. CRUZ

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Santa Clara )

On OCTOBER 8, 2019 before me, DENISE PAREDES, Notary Public, personally appeared ARTHUR R. CRUZ and DIVINIA S. CRUZ, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Denise Paredes* (Seal)  
DENISE PAREDES Notary Public

