

2019-013003

Klamath County, Oregon



00249848201900130030040048

11/06/2019 11:25:21 AM

Fee: \$97.00

Returned at Counter

Recording prepared by:
THE LOZZETTI FAMILY 2002 TRUST DATED
07/03/2002
2040 Lakeshore Drive
Klamath Falls, OR 97601

After recording return to:
CITTI PROPERTIES, LLC
PO Box 1327
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall
be sent to the following address:
CITTI PROPERTIES, LLC
PO Box 1327
Klamath Falls, OR 97601

Tax parcel no: 373857

STATUTORY WARRANTY DEED

**VICTOR H. LOZZETTI, TRUSTEE AND SHERI L. LOZZETTI, TRUSTEE OF THE LOZZETTI FAMILY
2002 TRUST DATED 07/03/2002**

Grantor(s), hereby convey and warrant to

CITTI PROPERTIES, LLC

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 \$0.00 (changing entities.)

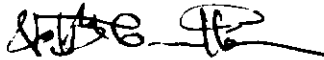
The above described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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.

EXECUTED this 06 day of November, 2019.

THE LOZZETTI FAMILY 2002
TRUST DATED 07/03/2002

Grantor Name

 TRUSTEE

Representative Signature

VICTOR LOZZETTI
Trustee

Representative Name and
Title

THE LOZZETTI FAMILY 2002
TRUST DATED 07/03/2002

Grantor Name

 TRUSTEE

Representative Signature

SHERI LOZZETTI
Trustee

Representative Name and
Title

CITTI PROPERTIES, LLC

Grantee Name

 CFO

Representative Signature

VICTOR LOZZETTI
CFO

Representative Name and
Title

EXHIBIT "A"

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a $3^{\circ}55'$ curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said $3^{\circ}55'$ curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South $89^{\circ}20'$ East a distance of 7.67 feet, more or less, to a point; thence North $31^{\circ}51'$ East (along what would be a radial line to the above mentioned $3^{\circ}55'$ curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South $89^{\circ}20'$ East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South $31^{\circ}51'$ West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North $66^{\circ}05'$ West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon

County of Klamath

On this 6th day of November, 2019, before me, Deborah Torrie
a Notary Public in and for said state, personally appeared Victor H. Lozzetti and Sheri L. Lozzetti, known
or identified to me to be the persons whose names are subscribed to the within Instrument and
acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the day and year in this
certificate first above written.

Deborah Torrie
Signature

Notary Public for the State of Oregon

My Commission Expires: April 30th 2021

