

Returned at Counter
Mark L Runnels

After recording return to:
Anthony Alfred Bonotto and Lelia Verdi Bonotto, Trustees
5639 Bel Aire Drive
Klamath Falls, OR 97603
Grantor

2019-013787
Klamath County, Oregon



00250769201900137870010018

11/25/2019 03:06:32 PM

Fee: \$82.00

Until a change is requested, all tax statements
shall be sent to the following address:
Anthony Alfred Bonotto and Lelia Verdi Bonotto, Trustees
Same as above

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Anthony A. Bonotto and Lelia V. Bonotto, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Anthony Alfred Bonotto and Lelia Verdi Bonotto, Trustees, of the Bonotto Family Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8 in Block 2 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Bel-Aire Gardens; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 10, 1963, in Book 346 at page 441, Deed Records.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 31st day of August 2019.

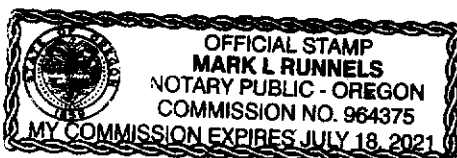
Anthony A. Bonotto and

Lelia V. Bonotto

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Anthony Alfred Bonotto and Lelia Verdi Bonotto and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me:
Notary Public for Oregon
My Commission Expires: July 18, 2021

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