

WARRANTY DEED

Grantor:

Rosalie and Mark Colombo
515 G Street, No. 326
Jacksonville, OR 97530

Grantee:

Mark E. Colombo and Rosalie A. Colombo, Trustees
of the Colombo Family Trust dated February 25, 2020
515 G Street, No. 326
Jacksonville, OR 97530

Send Tax Statements To:

Mark E. Colombo and Rosalie A. Colombo, Trustees
of the Colombo Family Trust dated February 25, 2020
515 G Street, No. 326
Jacksonville, OR 97530

After Recording Return To:

Drescher Elson Sperber, P.C.
21 S 2nd St
Ashland, OR 97520

2020-002270

Klamath County, Oregon

02/25/2020 10:50:46 AM

Fee: \$82.00

MARK E. COLOMBO and ROSALIE A. COLOMBO, as tenants by the entirety Grantors, convey and warrant to MARK E. COLOMBO and ROSALIE A. COLOMBO, Trustees of THE COLOMBO FAMILY TRUST dated February 25, 2020, Grantees, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Lot 394, RUNNING Y RESORT, PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

[Commonly known as 4652 Marsh Hawk Drive, Klamath Falls, OR 97530]

The property is free from encumbrances, except those of record. The true consideration for this conveyance stated in terms of dollars is None. However, the actual consideration consists of other value given or promised which is the whole consideration.

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: February 25, 2020



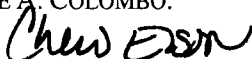
MARK E. COLOMBO



ROSALIE A. COLOMBO

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

The foregoing Warranty Deed was acknowledged before me on February 25, 2020, by MARK E. COLOMBO and ROSALIE A. COLOMBO.



Notary Public for Oregon

My commission expires: 3/22/21



OFFICIAL STAMP
CHERI ELSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 960728A
MY COMMISSION EXPIRES MARCH 22, 2021