



THIS SPACE RESERVED FOR

2020-002669

Klamath County, Oregon

03/03/2020 10:21:42 AM

Fee: \$87.00

After recording return to:

Barry Coccellato and Deborah A. Coccellato

1267 Joe Wright Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Barry Coccellato and Deborah A. Coccellato

1267 Joe Wright Rd.

Klamath Falls, OR 97603

File No. 351709AM

### STATUTORY WARRANTY DEED

**Donald R. Gruener and Susan E. Gruener, Trustees of the Gruener Family Trust dated October 3, 2018,**

Grantor(s), hereby convey and warrant to

**Barry Coccellato and Deborah A. Coccellato, as Tenants by the Entirety,**

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:

**Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13 of RUSSELL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO that portion of road vacated by "Order Granting Vacation" recorded May 14, 1986 in Volume M86, page 8281, Microfilm Records of Klamath County, Oregon, which inures to said property.**

**EXCEPTING THEREFROM that portion conveyed to the United States of America for Lost River Diversion Channel by instruments recorded in Volume 225 at page 317 and in Volume 257 at page 355, all Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$195,000.00.

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.

Dated this 28th day of Feb, 2020.

The Gruener Family Trust

By: Donald R. Gruener

Donald R. Gruener, Trustee

By: Susan E. Gruener

Susan E. Gruener, Trustee

State of OR } ss  
County of Klamath }

On this 28th day of Feb, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Donald R. Gruener and Susan E. Gruener, Trustees of The Gruener Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

