

2020-010943

Klamath County, Oregon



00264781202000109430020029

08/31/2020 01:51:05 PM

Fee: \$87.00

After recording return to:

WILLIAM R. FISHMAN, ESQ.
FISHMAN & ROYBAL
An Association of Attorneys
35 Fifth Street
Petaluma, CA 94952

Until a change is requested, all tax statements
shall be sent to:

Frank A. Devine & Cheryl M. Devine,
Trustees
Devine 2004 Trust
9425 Valley Ford Road
Petaluma, CA 94952

WARRANTY DEED
(Husband and Wife to Trust)

FOR NO CONSIDERATION, **FRANK A. DEVINE and CHERYL M. DEVINE**, as tenants by the entirety, hereinafter referred to as "Grantors", hereby convey and warrant to **FRANK A. DEVINE and CHERYL M. DEVINE, Trustees of the DEVINE 2004 TRUST created UDT dated July 8, 2004, and Amended and Restated in its entirety on August 20, 2020**, hereinafter referred to as "Grantees", free of encumbrances, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, to wit:

Lot 4 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the Northerly 10 feet granted to the State of Oregon in Condemnation Suit #58-93 Law, in the County of Klamath, and State of Oregon.

Tax Account No: 3809-030AD-00400-000

Key No: 442266

The property is free from encumbrances EXCEPT, ALL THOSE ITEMS OF RECORD, IF ANY, AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY:

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

Dated this 20 day of August, 2020.


FRANK A. DEVINE


CHERYL M. DEVINE

ACKNOWLEDGMENT

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 Sonoma)

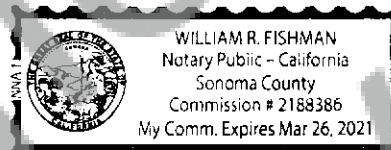
On August 20, 2020, before me, WILLIAM R. FISHMAN, a Notary Public, personally appeared FRANK A. DEVINE and CHERYL M. DEVINE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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

William R. Fishman
WILLIAM R. FISHMAN



[Seal]