



2020-011531

Klamath County, Oregon

09/10/2020 03:18:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Landa R. Cox

9211 St. Andrews Cir.

Klamath Falls, OR 97603

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

Landa R. Cox

9211 St. Andrews Cir.

Klamath Falls, OR 97603

File No. 397033AM

STATUTORY WARRANTY DEED

Gerald E. Flocchini and Sharon L. Flocchini, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Landa R. Cox, Trustee of the Landa R. Cox Revocable Trust Dated 09/16/2005,

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:

Unit B, Building No. 10, Stage V, Plat of TRACT 1271 - SHIELD CREST CONDOMINIUMS, located in Lot 11 and a portion of Lot 10, Block 4 of Tract 1257 - Resubdivision of a portion of the FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$250,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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82

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 8 day of September, 2020.

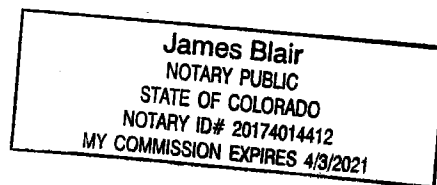
Teresa G. Kern, Attorney In Fact
Teresa G. Kern, Attorney-In-Fact for Gerald E. Flocchini

Teresa G. Kern Attorney In Fact
Teresa G. Kern, Attorney-In-Fact for Sharon L. Flocchini

State of Colorado } ss.
County of Teller }

On this 8th day of September, 2020, before me, James Blair a Notary Public in and for said state, personally appeared Teresa G. Kern known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Gerald E. Flocchini and Sharon L. Flocchini, and acknowledged to me that he/she/they subscribed the name of Gerald E. Flocchini and Sharon L. Flocchini as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

James Blair
Notary Public for the State of Colorado
Residing at: Teller County
Commission Expires: 4-3-2021



Dated this 9th day of September, 2020.

Tamara R. Henderson, Attorney-in-Fact
Tamara R. Henderson, Attorney-In-Fact for Gerald E. Flocchini

Tamara R. Henderson, Attorney-in-Fact
Tamara R. Henderson, Attorney-In-Fact for Sharon L. Flocchini

State of Washington } ss.
County of Clallam }

On this 9th day of September, 2020, before me, RE Beavin a Notary Public in and for said state, personally appeared Tamara R. Henderson known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Gerald E. Flocchini and Sharon L. Flocchini, and acknowledged to me that he/she/they subscribed the name of Gerald E. Flocchini and Sharon L. Flocchini as principal and his/her own name as Attorney-in-fact.

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

RE Beavin
Notary Public for the State of Washington
Residing at: Vancouver, WA
Commission Expires: 3/15/23

R E BEAVIN
Notary Public
State of Washington
License Number 206345
My Commission Expires
March 15, 2023