



2020-013192
Klamath County, Oregon
10/14/2020 10:26:00 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Joseph Frustagli
300 E. 95th St. #270
New York, NY 10128

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

Joseph Frustagli
300 E. 95th St. #270
New York, NY 10128
File No. 406478AM

STATUTORY WARRANTY DEED

John Knowles Jr.,

Grantor(s), hereby convey and warrant to

Joseph Frustagli,

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:

See Attached Exhibit 'A'

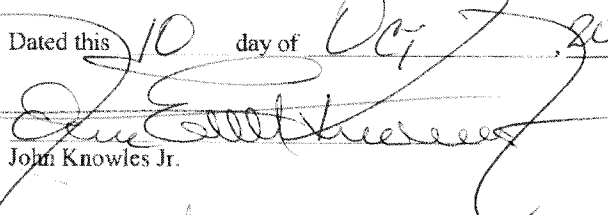
The true and actual consideration for this conveyance is \$39,000.00.

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"


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 10 day of Oct, 2020


John Knowles Jr.

State of Utah ss
County of DeWitt

On this 10 day of October, 2020, before me, Allyn Draper, a Notary Public in and for said state, personally appeared John Knowles, Jr., 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.


Notary Public for the State of Utah
Residing at: Utah
Commission Expires: MAR 04 2023

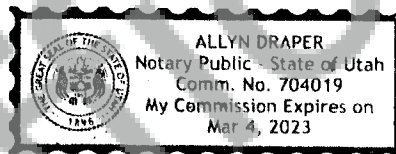


EXHIBIT 'A'

File No. 406478AM

PARCEL 1:

the SW1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The following described property being the South 16 1/2 feet of the SE1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South Section line of said Section 29 to the Southwest corner of the SE1/4 of said Section 29; thence North along the West line of said SE1/4 a distance of 16 1/2 feet, more or less to its point of intersection with a line parallel to and 16 1/2 feet distant at all point from said South Section Line of said Section 29; thence East on said line parallel to and 16 1/2 feet distant from said South Section line to its point of intersection with the East section line of said Section 29; thence South on said East section line a distance of 16 1/2 feet, more or less, to the point of beginning; said Tract of land being the South 16 1/2 feet of said SE1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.