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AFTER RECORDING, RETURN TO:
John and Donna Bocchi, Trustor/Trustee
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

2020-014028
Klamath County, Oregon



00268229202000140280020026

Until requested otherwise, send all tax statements to:
John and Donna Bocchi, Trustor/Trustee
2225 Kimberly Drive
Klamath Falls, OR 97603

10/29/2020 03:28:03 PM

Fee: \$87.00

WARRANTY DEED

John Bocchi Sr and Donna Bocchi, "Grantor," hereby conveys, grants, sells and warrants, to **John L. Bocchi and Donna M. Bocchi, as Trustees of the *John and Donna Bocchi Joint Revocable Living Trust*** under agreement dated October ²¹, 2020, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County, State of Oregon**, free of encumbrances except for matters of public record:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

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 ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

John Bocchi Sr 10/21/2020
JOHN BOCCHI SR **Date**

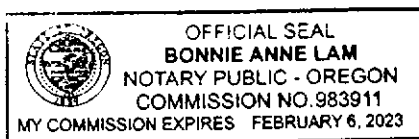
Donna Bocchi 10/21/2020
DONNA BOCCHI **Date**

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 21 day of October 2020 by **John Bocchi Sr and Donna Bocchi.**



[Signature]
Notary Public for Oregon

Exhibit A

Lot 11 of Tract 1289 FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a tract of land being a portion of Lot 10 of "Tract 1289 – FOURTH ADDITION TO EAST HILLS ESTATES, situated in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southerly corner common to Lot 11 and said Lot 10; thence North $05^{\circ}16'15''$ East, along the line common to said Lots 10 and 11, 234.86 feet; thence, leaving said lot line, South $28^{\circ}24'35''$ East 30.66 feet; thence South $05^{\circ}16'15''$ West 208.96 feet to a point on the Southerly line of said Lot 10; thence, on the arc of a curve to the right (Radius point bears North $02^{\circ}38'14''$ East 370.00 feet and central angle equals $02^{\circ}38'14''$ East 370.00 feet and central angle equals $02^{\circ}38'00''$) 17.01 feet to the point of beginning, with bearings based on the plat of "Tract 1289-FOURTH ADDITION TO EAST HILLS ESTATES", on file at the office of the Klamath County Surveyor. (Property Line Adjustment 1-02)