

Returned at Counter

AFTER RECORDING, RETURN TO:

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

2020-014029

Klamath County, Oregon



00268230202000140290020021

10/29/2020 03:28:23 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

John and Donna Bocchi, Trustor/Trustee
2225 Kimberly Drive
Klamath Falls, OR 97603

WARRANTY DEED

John L. Bocchi and Donna M. 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 L. Bocchi 10/21/2020
JOHN L. BOCCHI Date

Donna M. Bocchi 10/21/2020
DONNA M. BOCCHI Date

STATE OF OREGON)

County of KLAMATH) ss.

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

[Signature]
Notary Public for Oregon

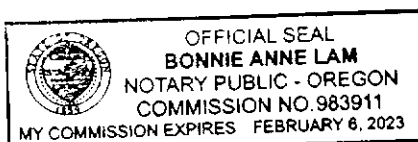


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, Land Partition 20-99 being a partition of Parcel 2 of Land Partition 11-92 and a portion of SW1/4 SE1/4 of Section 6, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access as created on Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and public utilities on, over, across and under the Northwesterly 15 feet of Parcel 2 of Land Partition 40-04, as delineated on the face of said plat, and as created by instrument recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910-006C0-00201-000

Key No: 875595