



THIS SPACE RESERVED FOR

**2020-014167**

**Klamath County, Oregon**

11/02/2020 01:49:01 PM

Fee: \$87.00

After recording return to:

Richard L. Bacchi and Linda M. Bacchi

2810 Vale Rd.

Klamath Falls, OR 97603

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

Richard L. Bacchi and Linda M. Bacchi

2810 Vale Rd.

Klamath Falls, OR 97603

File No. 408814AM

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### STATUTORY WARRANTY DEED

**Richard L. Bacchi and Linda M. Bacchi,**

Grantor(s), hereby convey and warrant to

**Richard L. Bacchi and Linda M. Bacchi Trustees of the Richard L. and Linda M. Bacchi Revocable Trust, established August 22, 2014**

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:

**A tract of land in Lot 2, "PLAT OF JUNCTION ACRES," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SE 1/4 of Section 6 and the NW 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Westerly right of way line of Vale Road, from which the East 1/16 corner on the North line of said Section 7 bears North 07° 05' 57" East 249.22 feet; thence North 00° 10' 47" East, along said Westerly right of way line, 268.74 feet to a point on the North line of said Lot 2; thence South 88° 51' 00" West, along said North line, 251.54 feet to the Northeast corner of Parcel 1 of said Minor Land Partition No. 7-89, on the North line of said Lot 2, and being on the centerline of the Enterprise Irrigation District Canal; thence along the centerline of said Canal; South 16° 05' 54" West 109.27 feet and South 04° 55' 05" West 79.00 feet; thence South 74° 27' 33" East 298.57 feet to the point of beginning and with bearings based on recorded Survey No. 4824.**

**ALSO being known as Parcel 3 of Minor Land Partition No. 7-89 as filed in the Klamath County Engineer's Office.**

The true and actual consideration for this conveyance is to change vesting.

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:

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 2 day of November, 2020.

Richard L. Bacchi  
Richard L. Bacchi

Linda M. Bacchi  
Linda M. Bacchi

State of Oregon } ss.  
County of Klamath }

On this 2 day of November, 2020, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared Richard L. Bacchi and Linda M. Bacchi known or identified to me to be the person whose name is subscribed to the foregoing instrument as, and acknowledged to me that he/she/they executed the 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.

Nicole S Galpin  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 5-22-2023

