

2020-014575

Klamath County, Oregon

RECORDING REQUESTED BY

Joseph D. Dermer



00268821202000145750020028

AND WHEN RECORDED MAIL TO

Dermer Law Firm

15720 Winchester Blvd., Suite 200

Los Gatos, CA 95030

11/09/2020 02:10:02 PM

Fee: \$87.00

APN: R218286

STATUTORY WARRANTY DEED

GRANTOR: Peter Brunetto, as trustee of the Thomas and Mae C. Galli Residuary Trust,
HEREBY CONVEYS AND WARRANTS TO: Ellen Brunetto Silvius, a married woman as her sole and separate property interest in that real property in the City of Klamath Falls, County of Klamath, State of Oregon, commonly known as 914 Loma Linda and more fully describe as follows:

Lot 30 and the North 10 feet of Lot 31, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

The above-described property of free of encumbrances except all of those items of record, if any, as pf the date of this deed and those 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 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.

Date: October 30, 2020


Peter Brunetto

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)ss.

On October 30, 2020, before me, Toby Engle, Notary Public, personally appeared **Peter Brunetto** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Notary Public, State of California

Notary Seal

