



2021-001580

Klamath County, Oregon

02/03/2021 03:15:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Caren James Durante, Trustee

3320 Via Carizzo, #A

Laguna Woods, CA 92637

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

Caren James Durante, Trustee

3320 Via Carizzo, #A

Laguna Woods, CA 92637

File No. 433654AM

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### STATUTORY WARRANTY DEED

**Gannett Management Group, LLC, a Delaware Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Caren James Durante, Trustee of the Caren James Durante Trust dated April 22, 2011,**

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:

**Lot 22, Tract 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$17,000.00.

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:

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 2nd day of February, 2021.

Gannett Management Group, LLC

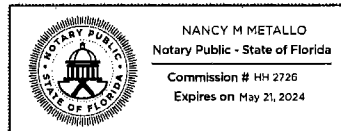
By: Daniel M Bear  
Daniel M. Bear Managing Member

State of Florida } ss.  
County of Orange }

On this 2nd day of February, 2021, before me, Nancy M Metallo a Notary Public in and for said state, personally appeared Daniel M. Bear Managing Member of Gannett Management Group, LLC, 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.

UT Driver License as proof of ID

Nancy M Metallo Online Notary  
Notary Public for the State of Florida  
Residing at: Ocoee  
Commission Expires: 05/21/2024



Notarized online using audio-video communication