

2021-005201

Klamath County, Oregon

04/06/2021 01:10:00 PM

Fee: \$82.00

After recording return to:
Nancy Bongiovani 2020 Living Trust
1521 Santa Anita Drive
Las Vegas, Nevada 89119

Until a change is requested all
Tax statements shall be sent to
The following address:

Nancy J. Bongiovani
1521 Santa Anita Drive
Las Vegas, Nevada 89119

STATUTORY WARRANTY DEED

Nancy J. Bongiovani, widow as her sole property Grantor hereby conveys and warrants to the Nancy Bongiovani 2020 Living Trust, dated October 29, 2020, Nancy Jean Bongiovani, Trustee Grantee the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 8, Block 5, BELLA VISTA, TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items or record, if any, as of the date of this deed and those shown below if any:

The true and actual consideration for this conveyance is \$0.00.

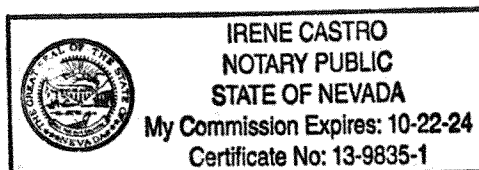
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND 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 197.352.

Dated this 01 day of April, 2021

Nancy J. Bongiovani
GRANTOR Nancy J. Bongiovani

STATE OF NEVADA)
COUNTY OF CLARK)

On this April 1 2021, before me, a Notary Public in and for said county and State, personally appeared Nancy J. Bongiovani personally known (or proved) to me to be the person whose name is subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



Irene Castro
Notary Public