

2021-006537

Klamath County, Oregon



00278858202100065370040046

04/27/2021 08:54:28 AM

Fee: \$97.00

After recording, return to:

James M. Rivello
128 W. 8th Ave.
Hutchinson, KS 67501

Until a change is requested,
all tax statements should be sent to:

James M. Rivello
128 W. 8th Ave.
Hutchinson, KS 67501

WARRANTY DEED

Under ORS 93.850

The grantor,

Bonnie J. Rivello, an unmarried woman
128 W. 8th Ave.
Hutchinson, KS 67501

for the true and actual consideration of \$0.00 Gift

CONVEYS AND WARRANTS to the grantee,

James M. Rivello, a single man and Aiden J. Rivello with rights of survivorship.
128 W. 8th Ave.
Hutchinson, KS 67501

the following described real property, free of encumbrances, except as specifically
set forth herein:

Klamath County, Oregon. The West half of the Southwest quarter of the
Northwest quarter of the Southeast quarter of Section 13 Township 35 South
Range 12 East W.M. Acres 5.00

Parcel ID: R-3512-01300-03000-000

And commonly known as: N/A

Source of Title:

N/A

This conveyance is made subject to:

See Exhibit A.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Exhibit A

A non-exclusive easement across the Northerly 30 feet therefrom. Together with:
A non-exclusive 60 foot easement, the center line of which runs along the South
line of the North half of the North half of the Southeast quarter of Section 13
Township 35 South Range 12 East W.M., and along the South line of the North
half of Government lot 3 Section 18 Township 35 South Range 13 East W.M.

Unofficial
Copy

Signed, sealed, and delivered on this 20th day of April, 20 21, in the presence of:

Bonnie J Rivello

Signature

Bonnie J. Rivello

Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Kansas

COUNTY OF Reno

On this 20th day of April, 20 21, before me, Notary Public in and for said state, personally appeared Bonnie J Rivello

, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: F Stephen Rhoades

Print Name: F Stephen Rhoades

Title: Member Connection Specialist

My Commission Expires: Nov 27, 2021

