

Karen Oakes  
Returned at Counter

2021-007027  
Klamath County, Oregon

After Recording, Return To:  
Charlotte Conto Aguirre  
522 McCulloch Circle  
Marina, CA 93933



Mail Tax Statements To:  
Charlotte Conto Aguirre  
522 McCulloch Circle  
Marina, CA 93933

05/05/2021 12:30:45 PM

Fee: \$92.00

### STATUTORY WARRANTY DEED

CHARLOTTE RENEE AGUIRRE, also known as CHARLOTTE CONTO AGUIRRE, Successor Trustee of The Conto Family Living Trust, dated January 28, 2003, GRANTOR, HEREBY conveys and warrants to CHARLOTTE CONTO AGUIRRE, the GRANTEE, and to Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Lots 20 & 21, Block 1 RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R3407-022 CD-00400-000

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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 21<sup>st</sup> day of April, 2021.

THE CONTO FAMILY LIVING TRUST,  
DATED JANUARY 28, 2003

CHARLOTTE RENEE AGUIRRE, ALSO  
KNOWN AS CHARLOTTE CONTO  
AGUIRRE, Successor Trustee

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

Personally appeared the above named Charlotte Renee Aguirre, also known as Charlotte Conto Aguirre, Successor Trustee of The Conto Family Living Trust, dated January 28, 2003, and acknowledged the foregoing instrument to be her voluntary act and deed this \_\_\_\_\_ day of April, 2021

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:

SEE ATTACHED

Unofficial Copy

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

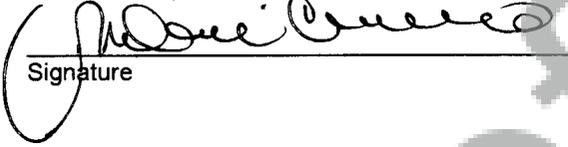
County of Monterey

On April 21, 2021 before me, Melanie Cimino, Notary Public,  
(here insert name and title of the officer)

personally appeared Charlotte Conto Aguirre,  
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.

  
Signature

(Seal)

