

2021-008420

Klamath County, Oregon



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05/26/2021 01:26:44 PM

Fee: \$87.00

After Recording, Return To:

Charlotte Aguirre

233 522 McCulloch Circle
Merina, CA 93933

Mail Tax Statements To:

Charlotte Aguirre

233 522 McCulloch Circle
Merina, CA 93933

marina,

STATUTORY WARRANTY DEED

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, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Parcel 1: Lot 6, Block 9, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, TOGETHER WITH and undivided 1/68th interest in Lots 4 and 5, Block 1 of said Addition.
R3407-022CD-02100-00

Parcel 2: Lot 8, Block 9, RAINBOW PARK ON THE WILLIAMSON, in the County of Klamath, State of Oregon, TOGETHER WITH and undivided 1/68th interest in Lots 4 and 5, Block 1 of said Addition
R-3407-027AB-01000-00

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"). **This deed is being recorded to correct and replace the Bargain and Sale Deed recorded May 5, 2021 in instrument No. 2021-007027, Klamath County Records.**

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 19 day of May, 2021.

THE CONTO FAMILY LIVING TRUST,
DATED JANUARY 28, 2003

SEE ATTACHED
NOTARY CERTIFICATE


CHARLOTTE CONTO AGUIRRE,
Successor Trustee

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 May 19, 2021 before me, Vanessa Paradise, Notary Public
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.



NOTARY SEAL

WITNESS my hand and official seal.

Signature

Van Paradise

Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Statutory Warranty Deed -

Document Date: May 19, 2021 Number of Pages: - Two -

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
☐ Partner
☐ Attorney-in-Fact
☐ Trustee
☐ Other: _____

Signer is representing _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
☐ Partner
☐ Attorney-in-Fact
☐ Trustee
☐ Other: _____

Signer is representing _____