



THIS SPACE RESERVED FOR

2021-010921

Klamath County, Oregon

07/15/2021 08:26:04 AM

Fee: \$87.00

After recording return to:

Judi Ielmorini, Trustee of the Ielmorini Revocable  
Living Trust under agreement dated August 14, 2014  
PO Box 354  
Bly, OR 97622

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

Judi Ielmorini, Trustee of the Ielmorini Revocable  
Living Trust under agreement dated August 14, 2014  
PO Box 354  
Bly, OR 97622  
File No. 474320AM

### STATUTORY WARRANTY DEED

**Dean H. Davis and Vicki K. Davis, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Judi Ielmorini, Trustee of the Ielmorini Revocable Living Trust under agreement dated August 14, 2014,**

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:

**A parcel of land situated in the E1/2 of the SE1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the 1/4 corner common to Sections 34 and 35, said corner being marked with a 1/2 inch rebar with the original scribed corner stone next to it, from which a 13 inch juniper bearing tree bears North 24° East 118.4 feet; and a 22 inch juniper bearing tree bears South 69° West 205.0 feet; thence South 1°14'58" West 1000.00 feet along the section line common to Sections 34 and 35, to a 1/2 inch rebar; thence North 89°17'58" West 903.27 feet, parallel to the East-West center line of Section 34 to a 1/2 inch rebar on the Easterly right of way line of the Bly-Bonanza Cutoff Road; thence Northerly along the Easterly right of way line of said road, to a 1/2 inch rebar on the East-West center line of Section 34; thence South 89°17'58" East 1041.00 feet, along said East-West center line of Section 34 to the place of beginning.**

The true and actual consideration for this conveyance is \$575,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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 13 day of July, 2021.

Dean H. Davis  
Dean H. Davis

Vicki K. Davis  
Vicki K. Davis

State of Oregon } ss  
County of Klamath }

On this 13 day of July, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Dean H. Davis and Vicki K. Davis, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

