

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Gabrielle Curtin 9 Marshal Drive Cornwall, NY 12518
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08/20/2021 01:03:49 PM

Fee: \$82.00

Grantor:
Jeffrey B. Ferrier
31 Lupin Lane
South Burlington, VT 05403

Grantee:
Gabrielle Curtin
9 Marshal Drive
Cornwall, NY 12518

- WARRANTY DEED -

JEFFREY B. FERRIER, Grantor, conveys and warrants to GABRIELLE CURTIN, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 12 in Block 1, BELLA VISTA TRACT 1235, a subdivision of Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon, also known as a portion of Government Lots 19, 20, 25, and 26 of Section 7, Township 35 South, Range 7, East of the Willamette Meridian, in the County of Klamath, State of Oregon, Tax Account No. R806596.

THE TRUE AND ACTUAL consideration for this transfer is a gift.

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 17 day of ^{AUGUST (uu)}~~July~~, 2021.

Jeffrey B. Ferrier
Jeffrey B. Ferrier

STATE OF Vermont)
) ss
County of Chittenden)

On this 17 day of ^{AUGUST (uu)}~~July~~, 2021, before me personally appeared Jeffery B. Ferrier to me known to be the person who executed the foregoing instrument, and he thereupon duly acknowledge to me that he executed the same to be his free act and deed.

MARIA CAYIA
Notary Public, State of Vermont
Commission No. 157.0012061
My Commission Expires Jan. 31, 2023

Maria Cayia (uu)
Notary Public for Vermont