

AMORTITUDE NO: 487503AM

CURCOW NO: NOWNREF2126811C

RECORDATION REQUESTED BY/RETURN TO:

STEWART TITLE GUARANTY COMPANY

LIZ CHENG

1900 SOUTH STATE COLLEGE BLVD. SUITE 200

ANAHEIM, CA 92806

**2021-013242**

**Klamath County, Oregon**

**08/30/2021 09:29:01 AM**

**Fee: \$92.00**

SEND TAX NOTICES TO:

LAWRENCE L COHEN AND CYNTHIA B. COHEN

2825 RANCH ROAD

CHILOQUIN, OR 97624

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## **WARRANTY DEED**

For consideration in the amount of \$0.00, receipt of which is hereby acknowledged, I (we) **CYNTHIA B. COHEN, TRUSTEE OF THE CYNTHIA B. COHEN REVOCABLE TRUST U/A/D 11-29-04**, hereby bargain, deed and convey to **LAWRENCE L COHEN AND CYNTHIA B. COHEN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following described land in **KLAMATH County, State of Oregon**, free and clear with **WARRANTY COVENANTS**; to wit:

**LOTS 8, BLOCK 3, TRACT 1260, MONTE VISTA RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

APN: 872675

Property Address: 2825 RANCH ROAD, CHILOQUIN, OR 97624

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

**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.**

6. To the best of the knowledge of the undersigned, there are no claims, challenges of any kind or causes of action claimed or alleged contesting or questioning the validity of the Trust or the authority of the Trustee to act for the Trust.
7. No act, event or condition has occurred which would cause the representations of this Certification of Trust to be incorrect, incomplete or misleading.
8. The undersigned agrees to inform Lender immediately upon any change in the trustee(s) or any other change which would cause any of the representations made in this Certification of Trust to be incorrect, incomplete or misleading.

Cynthia B Cohen  
Signature of Trustee  
Cynthia B Cohen  
Typed/printed name of trustee

8/18/2021, Chiloquin, OR  
Date and place signed

\_\_\_\_\_  
Signature of Trustee

\_\_\_\_\_  
Date and place signed

\_\_\_\_\_  
Typed/printed name of trustee

\_\_\_\_\_  
Signature of Trustee

\_\_\_\_\_  
Date and place signed

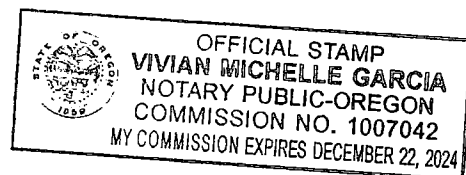
\_\_\_\_\_  
Typed/printed name of trustee

State of OR  
County of Wash

On 8/18/2021, before me, Vivian Michelle Garcia, a Notary Public in and for the State of OR, personally appeared 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 he/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.

[Signature]  
Notary Public

My Commission Expires: 12/22/24



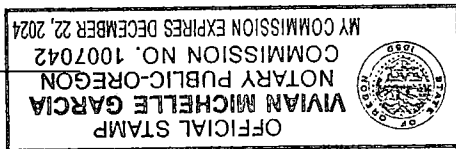
WITNESS the hands and seal of said Grantors this 18<sup>th</sup> day of August 2021

Cynthia Cohen, TRUSTEE  
CYNTHIA B. COHEN, TRUSTEE

STATE OF OREGON )  
COUNTY OF Clatsop SS.

I, Vivian Garcia hereby certify that **CYNTHIA B. COHEN, TRUSTEES**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 18<sup>th</sup> day of August, A.D., 2021.

(Seal)



WM

Notary Public

My Commission Expires:

2/22/24

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994