

2021-014967

Klamath County, Oregon



00288492202100149670020022

10/04/2021 01:12:15 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

John Sinkavich

7521 2nd Ave NE

Seattle, Washington 98115

WARRANTY DEED

THE GRANTOR(S),

- Colleen A. Charrette, Trustee of The Colleen A. Charrette Living Trust,
38260 DORN RD , CATHEDRAL CITY, CA 92234,

for and in consideration of: Three-Thousand Dollars and other good and valuable
consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- John Sinkavich with a mailing address of 7521 2nd Ave NE, Seattle,
WA 98115,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 9, Block 6, Klamath Country, in the County of Klamath, State of Oregon, as shown on
Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County.

R-3509-024B0-01600-000

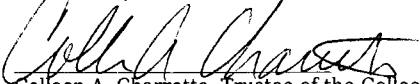
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 9-27-21



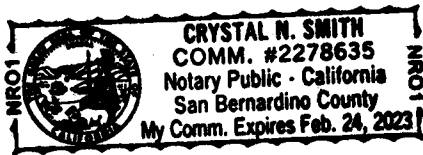
Colleen A. Charrette, Trustee of the Colleen A.
Charrette Living Trust
38260 DORN RD, CATHEDRAL CITY, CA 92234

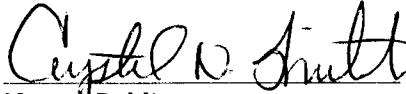
Grantor Signatures:

DATED: _____

STATE OF California
COUNTY OF San Bernardino, ss:

This instrument was acknowledged before me on this 27 day of September,
2021, by Colleen A. Charrette, Trustee of The Colleen A. Charrette Living Trust.





Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires 02/24/2023