



THIS SPACE RESERVED FOR

2021-016297  
Klamath County, Oregon  
10/29/2021 08:30:01 AM  
Fee: \$87.00

After recording return to:

Dennis Decosta and Cheryl Decosta

410 Conger Ave.

Klamath Falls, OR 97601

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

Dennis Decosta and Cheryl Decosta

410 Conger Ave.

Klamath Falls, OR 97601

File No. 491979AM

### STATUTORY WARRANTY DEED

**Holly Card, Successor Trustee of the Frank Broderick Revocable 2000 Trust, uad August 4, 2000 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Dennis Decosta and Cheryl Decosta, as Tenants by the Entirety,**

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:

**All that portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the North quarter corner of said Section 32, thence South 2296.52 feet to a point; thence West 1189.5 feet to a point; thence South 42°18' East 70.02 feet to the true point of beginning, said true point of beginning being the most Northeast corner of that easement described in Deed Volume 340 at page 447; thence South 42°18' East along the South line of Conger Avenue 113.28 feet to the Northwest corner of that parcel described in Deed Volume 286 at page 490; thence Southwesterly along the Northwest lines of the property described in Deed Volume 286 at page 490 and Deed Volume 336 at page 161 to the mean high water line of Link River, thence Northwesterly along the said water line to a point that is South 49° West from the true point of beginning; thence North 49° East to the true point of beginning.**

The true and actual consideration for this conveyance is \$600,000.00.

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:

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<sup>th</sup> day of Oct 2021.

The Frank Broderick Revocable 2000 Trust

By: Holly Card  
Holly Card, Successor Trustee

State of OR } ss  
County of KLAMATH }

On this 19<sup>th</sup> day of Oct., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Holly Card, Successor Trustee of the Frank Broderick Revocable 2000 Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH Co.  
Commission Expires: 7-29-25

