



THIS SPACE RESERVED FOR

2021-019086

Klamath County, Oregon

12/27/2021 01:22:01 PM

Fee: \$87.00

After recording return to:

Shirley Ann Kranz and Robert John Kealii Clifford

1775 Washburn Way #73

Klamath Falls, OR 97603

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

Shirley Ann Kranz and Robert John Kealii Clifford

1775 Washburn Way #73

Klamath Falls, OR 97603

File No. 510165AM

STATUTORY WARRANTY DEED

Gerald A. Massini and Susan B. Massini, Trustees of the Gerald A. Massini and Susan B. Massini Living Trust, dated September 22, 1993,

Grantor(s), hereby convey and warrant to

Shirley Ann Kranz and Robert John Kealii Clifford, 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:

A tract of land situated in the City of Klamath Falls, Oregon, and being a portion of Government Lot 8 in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way line of Front Street, from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way line of California Avenue bears North 89° 06 1/2' East a distance of 370.0 feet; thence South a distance of 100 feet; thence North 89° 06 1/2' East 105.0 feet; thence North 100.0 feet to the Southerly right of way of Front Street; thence South 89° 06 1/2' West 105.0 feet, more or less, to the point of beginning.

The consideration paid for the transfer is \$379,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 23 day of December, 2021

The Gerald A. Massini and Susan B. Massini Living Trust, dated September 22, 1993

By: Gerald A. Massini Trustee
Gerald A. Massini, Trustee

By: Susan B. Massini Trustee
Susan B. Massini, Trustee

State of Oregon } ss.
County of Clatsop }

On this 23 day of December, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Gerald A. Massini and Susan B. Massini known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Gerald A. Massini and Susan B. Massini Living Trust, dated September 22, 1993, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 3/15/22

