

2022-000102

Klamath County, Oregon

01/04/2022 11:53:01 AM

Fee: \$97.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Nicanor Lingat Mariano and Norma V. Mariano, husband and wife as joint tenants

Grantor's Mailing Address: 140 Belhaven Avenue, Daly City, California 94015

Grantee: NICANOR L. MARIANO and NORMA V. MARIANO, as co-Trustees of THE MARIANO FAMILY TRUST, U/A dated July 18, 1993, as amended and restated on April 13, 2021

Grantees Mailing Address: 140 Belhaven Avenue, Daly City, California 94015

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Grant Deed: Recorded November 28, 1975; Book M75, Page 14980

Situs Address: 13221 North Meadow Lark Drive
Bonanza, Oregon 97623

Tax Account Number: R388208; Map No.: 3711-002D0-02000

Until a change is requested, all Tax Statements shall be sent to the following address:

Nicanor L. Mariano, Co-Trustee, et al
140 Belhaven Avenue
Daly City, CA 94015

After Recording Return To:

uDeed, LLC - 97283
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:

Nicanor Lingat Mariano
140 Belhaven Avenue
Daly City, CA 94015

WARRANTY DEED

TITLE OF DOCUMENT

Nicanor Lingat Mariano and Norma V. Mariano, husband and wife as joint tenants, Grantor, conveys and warrants to **NICANOR L. MARIANO and NORMA V. MARIANO, as co-Trustees of THE MARIANO FAMILY TRUST, U/A dated July 18, 1993, as amended and restated on April 13, 2021,** Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Jefferson**, State of **Oregon**:

LOT (2) 36, BLOCK 15 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, AS RECORDED IN KLAMATH COUNTY, OREGON.

AND ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS OF WAY AFFECTING SAID PROPERTY, (INCLUDING THOSE SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED ON THE 12TH DAY OF JULY, 1963 AS DOCUMENT NO. 80986, VOL. 346, PAGES 473, OFFICE OF THE KLAMATH COUNTY OREGON RECORDER, ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE TO SAID DECLARATION WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN.)

Tax Account No.: **R388208**; Map No.: **3711-002D0-02000**

Prior Recorded Document Reference: **Grant Deed: Recorded November 28, 1975; Book M75, Page 14980**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and NONE

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 19 day of November, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

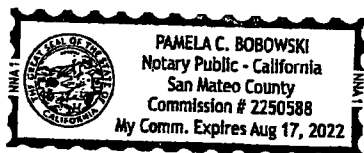
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Nicanor Lingat Mariano Norma V. Mariano
Nicanor Lingat Mariano Norma V. Mariano

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } ss

This instrument was acknowledged before me this 19th day of NOVEMBER, 2021, by **Nicanor Lingat Mariano and Norma V. Mariano.**

NOTARY STAMP/SEAL



Before Me: Paul C. Bobowski
NOTARY PUBLIC- STATE OF CALIFORNIA
My Commission Expires: Aug 17, 2022



(see attached)

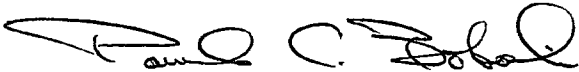
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

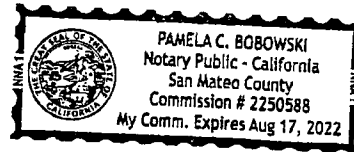
On November 19, 2021, before me, PAMELA C. BOBOWSKI, a Notary Public, personally appeared NICANOR LINGAT MARIANO and NORMA V. MARIANO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature



Notary Public Seal

