



THIS SPACE RESERVED FOR

2022-000416  
Klamath County, Oregon  
01/12/2022 08:51:01 AM  
Fee: \$87.00

After recording return to:

Dale L. Anderson and Dawn Anderson

5554 Liberty Ave.

Klamath Falls, OR 97603

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

Dale L. Anderson and Dawn Anderson

5554 Liberty Ave.

Klamath Falls, OR 97603

File No. 513027AM

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### STATUTORY WARRANTY DEED

**Frank Diaz, Trustee of the Restated Diaz Revocable Living Trust Dated January 22, 2021, and his successor trustees,**

Grantor(s), hereby convey and warrant to

**Dale L. Anderson and Dawn Anderson, 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:

**Lot 11, Block 3, in TRACT 1096 - AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$360,000.00.

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 7 day of January, 2022

The Diaz Revocable Living Trust Dated January 22, 2021, and his successor trustees

By Frank Diaz  
Frank Diaz, Trustee

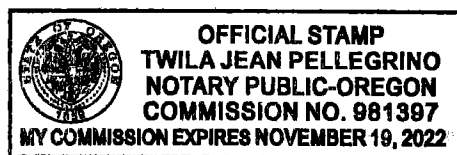
State of Oregon} ss.  
County of Klamath}

On this 7 day of January, 2022 <sup>(1)</sup>, before me, Twila Jean Pellegrino  
a Notary Public in and for said state, personally appeared

Frank Diaz known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Diaz  
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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon»  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022



Revocable  
Living  
Trust