## 2022-001136 Klamath County, Oregon

After recording return to:

DAMBACHER, TRUJILLO & RUSSELL, APLC 32 N. Washington Street Sonora, California 95370

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

Kevin Clerico, Trustee PO Box 255 Angels Camp, California 95222-0255

## 00294597202200011360020020

01/28/2022 10:25:20 AM

Fee: \$87.00

## WARRANTY DEED

KEVIN CLERICO, Grantor, conveys and warrants to KEVIN CLERICO, Trustee of the KEVIN CLERICO 2021 REVOCABLE TRUST, under agreement dated December 8, 2021, Grantee, all of Grantor's right, title and interest in the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

LOT 31 BLOCK 93, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4 AS RECORDED IN KLAMATH COUNTY, OREGON.

Tax Account No.: 397243

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, AND 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this transfer is \$0 (estate planning purposes).

Dated: December 8, 2021

KEVIN CLERICO

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	)
	) ss.
COUNTY OF TUOLUMNE	)

On December 8, 2021, before me, Tiffany Vargas, a Notary Public, personally appeared KEVIN CLERICO, 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.

Signature: /////

(Seal)

TIFFANY VARGAS
Notary Public - California
Tuolumne County
Commission # 2308506
y Comm. Expires Nov 8, 2023

Prepared by:

DAMBACHER, TRUJILLO & RUSSELL, APLC 32 N. Washington Street Sonora, California 95370