

**2022-001136**

**Klamath County, Oregon**



**After recording return to:**

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

**01/28/2022 10:25:20 AM**

**Fee: \$87.00**

**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

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

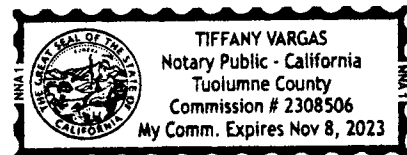
Dated: December 8, 2021

  
KEVIN CLERICO

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF TUOLUMNE )

WITNESS my hand and official seal.

Signature: [Signature] (Seal)



Prepared by:

2