

2022-001179

Klamath County, Oregon

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00294643202200011790020024

01/28/2022 01:09:04 PM

Fee: \$87.00

Returned at Counter

Joseph Forgrone Arnaldo  
3273 Encinal Ave  
Alameda, CA 94501

Grantor's Name and Address

Joseph Forgrone Arnaldo & Nancy Michelle Arnaldo  
3273 Encinal Ave  
Alameda, CA 94501

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

Same as ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

Joseph Forgrone Arnaldo

## WARRANTY DEED

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Joseph Forgrone Arnaldo and Nancy Michelle Arnaldo, as Tenants by  
The Entirety.

with all rights and interests belonging or relating thereto, situated in \_\_\_\_\_ County, Oregon, described as follows (legal description of property; description space continued on reverse):

Lot 1 in Block 2 of TRACT No 1201 Williamson River Pines,  
according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon,  
together with an undivided 1/40th interest in  
Lot 4, Block 2 of said Tract No 1201  
Williamson River Pines.

DIAL STAMP  
JEENE GARDNER  
PUBLIC-OREGON  
ION NO. 991993  
EXPIRES OCTOBER 20, 2022

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

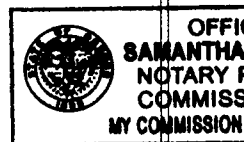
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 1/20/2022 : any signature on behalf of a business or other entity is made with the authority of that entity.

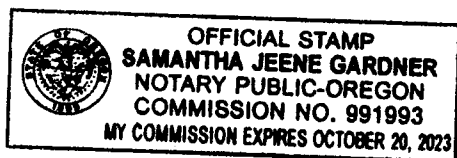
*[Handwritten signature]*

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.



STATE OF OREGON, County of Klamath  
 This record was acknowledged before me on Jan. 20, 2022  
 by Joseph Forgiore Arnaldo

This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



*Samantha Gardner*  
 Notary Public for Oregon  
 My commission expires Oct. 20, 2023