

2022-001896
Klamath County, Oregon



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02/14/2022 02:02:16 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Carmen D. Sinigiani, Esq.
Spaulding McCullough & Tansil LLP
90 South E Street, Suite 200
Santa Rosa, CA 95404

SEND TAX STATEMENTS TO:
James A. Neal
3440 San Sonita Drive
Santa Rosa, CA 95403

STATUTORY WARRANTY DEED
(ORS 93.850)

Property Address: 346-348 Trinity Street, Klamath Falls, Oregon 97601
Property ID: R211675

GRANTOR:
James A. Neal, an unmarried man

GRANTEE:
James A. Neal, as Trustee of the James A. Neal
2022 Revocable Trust

James A. Neal, an unmarried man ("Grantor"), conveys and warrants to James A. Neal, as Trustee of the James A. Neal 2022 Revocable Trust, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein, the following described real property situated in the County of Klamath Falls, State of Oregon, described as follows:

Lot 1 in Block 62 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: trust deed, recorded on March 27, 1978, in Volume M78, page 5742, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary. The Grantees named herein hereby to agree to assume and pay in full this Trust Deed described herein.

Subject to and excepting:

Save and Except: Taxes, Covenants, Conditions, Easements, Rights of Way, Homeowners Association Assessments if any and other matters now of record.

The true consideration for this conveyance is \$0.00.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Dated: Jan. 26, 2022

James A. Neal
James A. Neal

ACKNOWLEDGEMENT

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 Sonoma)

On 1-26-22, before me, Carmen D. Sinigiani, Notary Public, personally appeared James A. Neal, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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

(Seal)

