



2022-003413

Klamath County, Oregon

03/21/2022 10:19:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

George Nanni and Tosha Nanni

1015 Tamera DR

Klamath Falls OR 97603

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

George Nanni and Tosha Nanni

same as above

File No. 530375AM

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### STATUTORY WARRANTY DEED

**Tosha Nicole Nanni, as Successor Trustee of the Teresa F. Starbuck Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**George Nanni and Tosha Nanni, 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 20 in Block 13 of Tract 1003, Third Addition to Moyina, 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 \$0.00 .

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 18 day of March, 2022

Teresa F. Starbuck Revocable Living Trust

By: Tosha Nanni  
Tosha Nicole Nanni, Successor Trustee

State of Oregon } ss.  
County of Clatsop }

On this 18 day of March, 2022, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Tosha Nicole Nanni known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Teresa F. Starbuck Revocable Living Trust, and acknowledged to me that she 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon  
Residing at: Clatsop  
Commission Expires: 10/1/2023

