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05/17/2022 03:25:42 PM

Fee: \$82.00

After Recording, Return To:

Nicholas J. DeFrancisco, Jr.
11549 Fisher Street
Bonanza, OR 97623

Mail Tax Statements To:

Nicholas J. DeFrancisco, Jr.
11549 Fisher Street
Bonanza, OR 97623

STATUTORY WARRANTY DEED

NICHOLAS J. DEFRANCISCO, JR., the GRANTOR, HEREBY CONVEYS AND WARRANTS TO NICHOLAS J. DEFRANCISCO, JR., and JOY HALEY, the GRANTEES, not as tenants in common, but as joint tenants with rights of survivorship, THE FOLLOWING described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 9 in Block 7 of TRACT NO. 1039, YONNA WOODS UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

MAP: 3711-028C0-00500-000

More commonly known as 11549 Fisher Street, Bonanza, Oregon.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None"), being for estate planning purposes.

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 9 day of MAY, 2022.

NICHOLAS J. DEFRANCISCO, JR.

STATE OF OREGON

COUNTY OF Klamath

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) ss.
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The foregoing instrument was acknowledged before me on this May 9, 2022, by NICHOLAS J. DEFRANCISCO, JR.



NOTARY PUBLIC
My Commission Expires: