



THIS SPACE RESERVED FOR

2020-011140
Klamath County, Oregon
09/03/2020 08:56:00 AM
Fee: \$87.00

After recording return to:

Victoria Wilken-Farrell

3934 Mission Rd NE

Saint Paul, OR 97137

2022-006960
Klamath County, Oregon
06/03/2022 08:33:01 AM
Fee: \$92.00

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

Victoria Wilken-Farrell

3934 Mission Rd NE

Saint Paul, OR 97137

File No. 380980AM

**Rerecorded at the request of AmeriTitle to correct the Lot #. Previously recorded in 2020-011140.

STATUTORY WARRANTY DEED

Leonard A. Grillo and Anne Marie Grillo, as Tenants by the Entirety as to an undivided 1/2 interest and

Garry Degulis, Trustee or any sucesors in Trust, under the Garry Degulis 2017 Revocable Trust Agreement dated June 1, 2017 and any amendments thereto as Tenants in Common,

Grantor(s), hereby convey and warrant to

Victoria Wilken-Farrell,

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:

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JA Lot ~~27~~, DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007D0-08900

The true and actual consideration for this conveyance is \$59,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

Return to:





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Klamath County, Oregon

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File No. 380980AM

STATUTORY WARRANTY DEED

Leonard A. Grillo and Anne Marie Grillo, as Tenants by the Entirety as to an undivided 1/2 interest and

Garry Degulis, Trustee or any successors in Trust, under the Garry Degulis 2017 Revocable Trust Agreement dated June 1, 2017 and any amendments thereto as Tenants in Common,

Grantor(s), hereby convey and warrant to

Victoria Wilken-Farrell,

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 31, DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

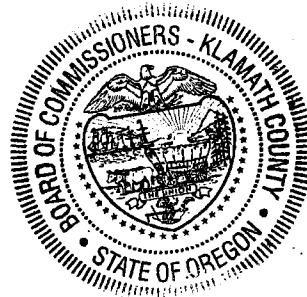
2407-007D0-08900

The true and actual consideration for this conveyance is \$59,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

Return to:



State of Oregon

County of Klamath

I hereby certify that instrument #2020-011140, recorded on 9/3/2020, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 31st, 2022

Samantha Gardner
Samantha Gardner

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 9-1-20 day of August, 2020.

Garry Degulis 2017 Revocable Trust Agreement

Garry Degulis, Trustee
Garry Degulis, Trustee

Leonard A. Grillo
Leonard A. Grillo

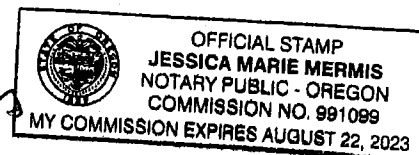
Anne Marie Grillo
Anne Marie Grillo

State of Oregon } ss.
County of Lane }

On this 1 day of August, 2020, before me, Jessica Mermis a Notary Public in and for said state, personally appeared Garry Degulis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Garry Degulis 2017 Revocable Trust Agreement, and acknowledged to me that he/she/they 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.

Notary Public for the State of Oregon
Residing at: 1863 proven place Springfield OR 97143
Commission Expires:



State of Oregon } ss.
County of Deschutes }

On this 2 day of August, 2020, before me, Kaitlyn Foster a Notary Public in and for said state, personally appeared Leonard A Grillo and Anne Marie Grillo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kaitlyn Foster
Notary Public for the State of Oregon
Residing at: Deschutes County
Commission Expires 5-16-2022

