

Returned at Counter
Michael L. Spencer

Jud Dunn, Successor Trustee

Grantor

Christina Marie Cole, Trustee of the Tami Cole Special Needs Trust
PO Box 964
Fort Bragg, CA 95437

Grantee

After recording return to:
Grantee

2022-009129

Klamath County, Oregon



00303723202200091290020023

07/26/2022 10:33:38 AM

Fee: \$87.00

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Judi Dunn, Successor Trustee of Diane L. Ardizzone Trust dated October 13, 2015 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Christina Marie Cole, Trustee of the Tami Cole Special Needs Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

An undivided one half interest in the Southerly 5 feet of Lot 6 and all of Lot 7 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

An undivided one half interest in all that portion of the SE 1/4 of Section 10, Township 36, Range 10 East of the Willamette Meridian, lying Northerly of the North Bank of the Sprague River, in the County of Klamath, State of Oregon,

EXCEPTING the following described parcel:

Commencing at a point where the West boundary line of the County Road intersects the North boundary line of the SE 1/4 of said Section 10, which point is approximately 30 feet West of the Northeast corner of said SE 1/4 of Section 10, thence West 10 rods; thence South 30 rods; thence Southeasterly a distance of 10.82 rods to the Western boundary line of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the place of beginning.

PARCEL 3:

Lots 19, 20, 21 and 22, Block 9, First Addition to Sprague River, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 4:

Lots 16, 17 and 18, Block 9, First Addition to Sprague River, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee

simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is to distribute the trust estate.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

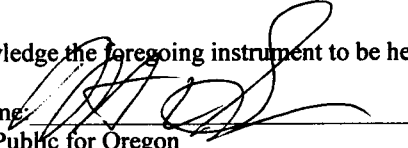
In Witness Whereof, the undersigned grantors, have executed this instrument this 8th day of June. 2022.


Judi Dunn, Successor Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Judi Dunn and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon
My Commission Expires: 11-29-2025

