



2022-009573
Klamath County, Oregon
08/05/2022 12:03:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raksha Patel

PO Box 1439

Klamath Falls, OR 97601

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

Raksha Patel

PO Box 1439

Klamath Falls, OR 97601

File No. 552626AM

STATUTORY WARRANTY DEED

**Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees, or their Successors in Trust, Under The
Bancroft Living Trust Dated October 13, 2020, an any amendments thereto,**

Grantor(s), hereby convey and warrant to

Raksha Patel,

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:

**A portion of Lots 15 and 16, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of Lot 15, Block 40; thence North 21 degrees 14' West 80 feet; thence
North 68 degrees 46' East 99.70 feet; thence Southeasterly 80 feet; thence Southwesterly 99.70 feet to the
point of beginning.**

EXCEPTING the Westerly 10 feet of Lot 15.

The true and actual consideration for this conveyance is \$475,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 29 day of July 2022

Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees or their Successors in Trust, Under the Bancroft Living Trust

By: Randall Paul Bancroft
Randall Paul Bancroft, Trustee

By: Belinda Vertin Bancroft
Belinda Vertin Bancroft, Trustee

State of Oregon } ss
County of Klamath }

On this 29 day of July, 2022, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees of the Bancroft Living Trust, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires:

Nov. 21 2022

