**2022-013482**Klamath County, Oregon

After recording, mail to:

Melvin D. Ferguson Attorney at Law 514 Walnut Avenue Klamath Falls, OR 97601

Send tax statements to: Theresa A. Theeuwen, Trustee of the Ardolino Family Trust 1552 Summers Lane Klamath Falls, OR 97603 00308803202200134820020022

11/18/2022 12:59:18 PM

Fee: \$87.00

## WARRANTY DEED

Rebecca A. Ardolino, Grantor, conveys and warrants to Rebecca A. Ardolino and Theresa A. Theeuwen, Trustees of The Ardolino Family Trust dated March 5, 2019, and any amendments thereto, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 13 in Block 1 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No. 41-3809-34DD-8300

More commonly known as 1552 Summers Lane, Klamath Falls, Oregon.

The true consideration for this conveyance is for estate planning purposes.

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 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.

On Nember 7, 2022, before me, Vicky Ann Hongson, a Notary Public, personally appeared Rebecca A. Ardolino, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature: Weby ann Mon

VICKY ANN THOMPSON
Commission No. 2300166
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires AUGUST 31, 2025