

2022-013612

Klamath County, Oregon



00308950202200136120020025

11/22/2022 11:08:21 AM

Fee: \$87.00

**GRANTOR:**

**Ralph Bolda**

**GRANTEE:**

**Ralph Michael Bolda, Trustee  
Bolda Family Trust  
P.O. Box 1227  
Chiloquin, OR 97624**

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:  
Ralph Michael Bolda, Trustee  
P.O. Box 1227  
Chiloquin, OR 97624**

**AFTER RECORDING RETURN TO:  
Ralph Michael Bolda, Trustee  
P.O. Box 1227  
Chiloquin, OR 97624**

Tax Account No: 3507-020BA-01100-000

**SPECIAL WARRANTY DEED  
TO REVOCABLE LIVING TRUST**

**KNOW ALL PERSONS BY THESE PRESENTS**, that **Ralph Bolda**, Grantor and claiming successor of **Cecelia Bolda**, deceased, does hereby convey and warrant unto **Ralph Michael Bolda, Trustee, of the Bolda Family Trust, under agreement dated October 27, 2022**, hereinafter called Grantee, all my interest in the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

**Lot 23 in Block 3 of Tract No. 1065 of IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**


**ALSO an undivided 1/90th interest in Lot 12, Block 4 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. However, the actual consideration consists of a transfer made for estate planning purposes.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

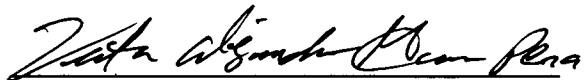
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: OCTOBER 27, 2022.

  
Ralph Bolda, Grantor

STATE OF OREGON       )  
County of Klamath    ) ss.

This instrument was acknowledged before me on this 27<sup>th</sup> day of October, 2022, by Ralph Bolda, grantor herein.

  
Notary Public - State of Oregon  
My commission expires: 01-31-2025

