



2022-014271

Klamath County, Oregon

12/15/2022 08:53:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paula M. Marostica and Anthony F. Marostica

5819 Homedale Road

Klamath Falls, OR 97603

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

Paula M. Marostica and Anthony F. Marostica

5819 Homedale Road

Klamath Falls, OR 97603

File No. 571124AM

STATUTORY WARRANTY DEED

Patricia K. Williams, Trustee, under Declaration of Trust dated May 15, 15, known as the Marvin and Patricia Williams Living Trust,

Grantor(s), hereby convey and warrant to

Paula M. Marostica and Anthony F. Marostica, as Tenants by the Entirety,

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 tract of land situated in the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Homedale Road, said point being North 89°48' East a distance of 30.0 feet and South 0°10' East a distance of 279 feet from the Northwest corner of the SE1/4 SE1/4 of said Section 14; thence South 0°10' East along the East boundary of Homedale Road a distance of 132.0 feet; thence North 89°48' East a distance of 350.0 feet; thence North 0°10' West parallel with Homedale Road a distance of 132.0 feet to an iron pin; thence South 89°48' West a distance of 350.0 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$217,000.00.

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:

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 13 day of DECEMBER, 2022

The Marvin and Patricia Williams Living Trust

By Patricia K. Williams
Patricia K. Williams, Trustee

State of AZ } ss
County of Pinel }

On this 13 day of DEC, 2022, before me, Tammy Lyn Winterton a Notary Public in and for said state, personally appeared Patricia K. Williams, Trustee of the Marvin and Patricia Williams 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.

Tammy Lyn Winterton
Notary Public for the State of AZ
Residing at: AZ
Commission Expires: 10.13.2024

