



2023-002837
Klamath County, Oregon
04/17/2023 02:36:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carolann N. Kinoshita

PO Box 494

Twin Bridges, MT 59754

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

Carolann N. Kinoshita

PO Box 494

Twin Bridges, MT 59754

File No. 581807AM

STATUTORY WARRANTY DEED

Irene D. Feria, Trustee of the Maida D. Feria Revocable Living Trust, dated October 25, 2020 of the Estate of Maida D. Feria

Grantor(s), hereby convey and warrant to

Carolann N. Kinoshita,

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:

Lot 13, Block 34, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$14,000.00.

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 14th day of April, 2023.

The Maida D. Feria Revocable Living Trust

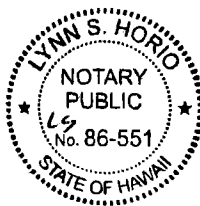
By [Signature]

Irene D. Feria, Trustee

State of Hawaii } ss
County of Honolulu

On this 14th day of April, 2023, before me, Lynn S. Horio a Notary Public in and for said state, personally appeared Irene D. Feria, Claiming Successor for the Estate of Maida Dominado Feria and Irene D. Feria, Trustee of the Maida D. Feria Revocable 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.

Lynn S. Horio Lynn S. Horio
Notary Public for the State of Hawaii
Residing at: Honolulu
Commission Expires: 11-18-2026



A. 14.2023 First
2 Statutory
Warranty Deed
Lynn S. Horio 4.14.2023

