



After recording return to:
The Frank and Tanya Careccia 2014
Family
259 Joseph Lane
Pleasanton, CA 94588

Until a change is requested all tax
statements shall be sent to the
following address:
The Frank and Tanya Careccia 2014
Family
259 Joseph Lane
Pleasanton, CA 94588

File No.: 7161-4088581 (SA)
Date: July 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cynthia Frazier and Dwayne Frazier, as tenants by the entirety, Grantor, conveys and warrants to **Frank R. Careccia and Tanya Careccia or their successors, as trustees of The Frank and Tanya Careccia 2014 Family Trust dated December 24, 2014**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$48,000.00**. (Here comply with requirements of ORS 93.030)

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.

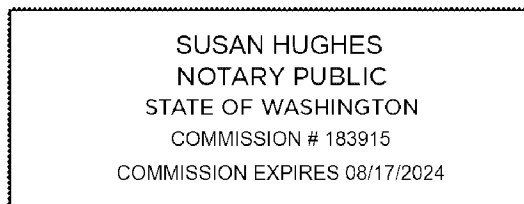
Dated this 14th day of August, 2023.

Cynthia Frazier
Cynthia Frazier

Dwayne Frazier
Dwayne Frazier

STATE OF Washington)
)ss.
County of Pierce)

This instrument was acknowledged before me on this 14th day of August, 2023
by **Cynthia Frazier and Dwayne Frazier.**



Susan Hughes
Notary Public for Washington
My commission expires: 08/17/2024

This notarial act involved the use of communication technology

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Minor Land Partition No. 24-88, situated in Government Lots 6 and 11 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at point on the East line of Minor Land Partition 36-83, South 00° 09' 35" West 172.09 feet from the Northeast corner of said Parcel 3, the N1/4 corner of said Section 18 bears North 00°09' 35" East 1454.85 feet; thence South 89°06' 14" West 490.31 feet to the West line of said Parcel 3; thence South 00°54' 18" East, along said West line, 172.09 feet; thence North 89°06' 14" East 487.11 feet to a point on the East line of said Parcel 3; thence North 00° 09' 35" East 172.12 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 24-88.

NOTE: This legal description was created prior to January 1, 2008.