

2023-006991

Klamath County, Oregon



00318675202300069910040048

08/15/2023 03:10:33 PM

Fee: \$97.00

Returned at Counter
Kait Wiegand

After recording, return to:
Thomas Palladino, Trustee of the
Thomas Palladino Trust, Dated
May 9,2023
13721 El Dorado Dr # 20A
Seal Beach Ca. 90740
Until a change is requested,
all tax statements should be sent to:
Thomas Palladino, Trustee of the
Thomas Palladino Trust, Dated
May 9,2023
13721 El Dorado Dr # 20A
Seal Beach Ca. 90740

WARRANTY DEED

Under ORS 93.850

The grantor,
Georgina A. VanCott
2709 Kane St
Klamath Falls, OR 97603

for the true and actual consideration of \$12,000.00

Twelve Thousand Dollars

CONVEYS AND WARRANTS to the grantee,

Thomas Palladino, Trustee of the Thomas Palladino Trust, Dated May 9,2023
13721 El Dorado Dr # 20A
Seal Beach Ca. 90740

the following described real property, free of encumbrances, except as specifically
set forth herein:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

Parcel ID: R308642

And commonly known as: APN 3606-003AA-05800

Source of Title:

Being the same property conveyed by Bargain and Sale Deed from Klamath County, a Public Corporation to Richard C. and Georgina A. Vancott recorded July 17, 1991 in Vol M91 and Page 13916 in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 14 day of August, 2023, in the presence of:

Georgina A. VanCott
Signature

Georgina A. VanCott

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon

COUNTY OF Klamath

On this 14 day of August, 2023, before me, Notary Public in and for said state, personally appeared Georgina A. VanCott

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me She freely executed the same.

Signature: Kathleen A. Maynard

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

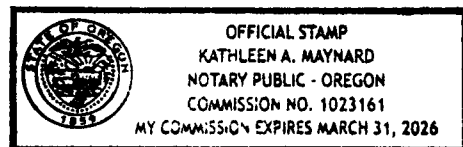


Exhibit A

A portion of Tract A Lot 2, Harriman Park located in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the SE corner of Lot 1, Harriman Park; thence South 50 degrees 14' 00" 103.32 feet m/1 to c/1 20.00 feet private road; thence South 12 degrees 04' East 152.63 feet to the South line of th NE1/4 NE1/4; thence East along the South line to the East boundary of Harriman Park; thence North along the East boundary of Harriman Park to the point of beginning.

APN: 3606-003AA-05800