



**2023-007668**  
**Klamath County, Oregon**  
09/01/2023 01:25:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Judith G. Benson-Sweet, Trustee of the James E. Sweet  
and Judith G. Benson-Sweet Trust

PO Box 1353

Chiloquin, OR 97624

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

Judith G. Benson-Sweet, Trustee of the James E. Sweet  
and Judith G. Benson-Sweet Trust

PO Box 1353

Chiloquin, OR 97624

File No. 603516AM

---

### STATUTORY WARRANTY DEED

**Rina Bruno, as Successor Trustee of the Joanne Bruno Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Judith G. Benson-Sweet, Trustee of the James E. Sweet and Judith G. Benson-Sweet Trust,**

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 7, Block 4, TRACT NO. 1025- WINCHESTER, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$282,000.00.

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:

***2023-2024 Real Property Taxes, a lien not yet due and payable***

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 28 day of August, 2023

Joanne Bruno Revocable Living Trust

By: [Signature]  
Rina Bruno, Successor Trustee

State of ARIZONA } ss.  
County of MOHAVE }

On this 28 day of August 2023, before me, DIANE M DUMAIS a Notary Public in and for said state, personally appeared Rina Bruno known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Joanne Bruno Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of  
Residing at: LAKE HAVASU, AZ  
Commission Expires: 7-17-26

