



2023-007774
Klamath County, Oregon
09/06/2023 03:14:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cynthia Z. Moscaritolo

175 Wightman ST

Ashland, OR 97520

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

Cynthia Z. Moscaritolo

175 Wightman ST

Ashland, OR 97520

File No. 599794AM

STATUTORY WARRANTY DEED

Sybil Fulk, as to an undivided 50% interest and Burl E. Parrish, Trustee of the Burl E. Parrish Living Trust as to an undivided 50% interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Cynthia Z. Moscaritolo,

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:

All that portion of the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Section 3; thence North 1° 14' West along the centerline of Summers Lane 330 feet to the point of beginning; thence South 89° 26' West 568 feet; thence South 1° 14' East 75 feet; thence North 89° 26' East 568 feet to the centerline of Summers Lane; thence North 1° 14' West 75 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of Summers Lane.

The true and actual consideration for this conveyance is \$241,000.00.

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 17 day of August, 2023

Sybil Fulk
Sybil Fulk

Burl E. Parrish Living Trust

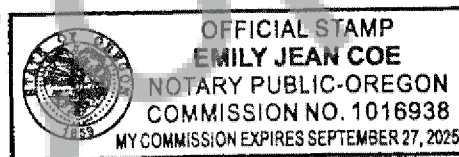
Burl E. Parrish
Burl E. Parrish, Trustee

State of Oregon } ss
County of Klamath }

On this 17 day of August, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Sybil Fulk 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



State of Oregon } ss
County of Klamath }

On this 17 day of August, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Burl E. Parrish, Trustee of the Burl E. Parrish 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

