



2024-000668  
Klamath County, Oregon  
01/25/2024 03:01:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maia Palomo

256 W Vervugo Ave. Apt. Y

Burbank, CA 91502

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

Maia Palomo

256 W Vervugo Ave. Apt. Y

Burbank, CA 91502

File No. 614072AM

---

### STATUTORY WARRANTY DEED

**Jennie Linn Fitzgerald and Daniel Allen Fitzgerald, Successor Trustees of the Yvette Spicer Living Trust dated July 20, 2022,**

Grantor(s), hereby convey and warrant to

**Maia Palomo,**

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 10 in Block 11 of FIRST ADDITION TO KLAMATH RIVER ACRES, 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 \$80,000.00.

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 19th day of January, 2024.

Jennie Linn FitzGerald and Daniel Allen FitzGerald, Successor Trustees of the Yvette Spicer Living Trust dated July 20, 2022

By: Jennie Linn FitzGerald, Successor Trustee  
Jennie Linn FitzGerald, Successor Trustee

By: Daniel Allen FitzGerald, Successor Trustee  
Daniel Allen FitzGerald, Successor Trustee

State of Texas } ss.  
County of Tarrant }

On this 19 day of January, 2024, before me,

Wendell T McQuillan a Notary Public in and for said state, personally appeared Jennie Linn FitzGerald and Daniel Allen FitzGerald, Successor Trustees of the Yvette Spicer Living Trust dated July 20, 2022 known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the , and acknowledged to me that he/she/they executed the same as Successor 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.

Wendell T. McQuillan  
Notary Public for the State of Texas »  
Residing at: 1825 Walnut Hill Ln  
Commission Expires: 10/25/2026

