

2024-002075

Klamath County, Oregon

03/19/2024 11:09:01 AM

Fee: \$92.00

**AFTER RECORDING, RETURN TO:**

James S. Bruce  
17040 Pilkington Road, Suite 200  
Lake Oswego, OR 97035

**GRANTOR'S NAME AND ADDRESS:**

Denney Joseph Vullo  
25115 NE Albertson Road  
Hillsboro, OR 97123

**GRANTEE'S NAME AND ADDRESS:**

Denney Joseph Vullo, Trustee or his successor Trustee(s), of the Denney Joseph Vullo and Ann Marie Vullo Revocable Living Trust U/D/T March 18, 2024, and any amendments thereto.  
25115 NE Albertson Road  
Hillsboro, OR 97123

**UNLESS REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:**

Denney Vullo  
25115 NE Albertson Road  
Hillsboro, OR 97123

**STATUTORY WARRANTY DEED**

Denney Joseph Vullo, Grantor, hereby conveys and warrants his interest to **Denney Joseph Vullo, Trustee or his successor Trustee(s), of the Denney Joseph Vullo and Ann Marie Vullo Revocable Living Trust U/D/T March 18, 2024, and any amendments thereto**, Grantee, all right, title, and interest in and to the following described real property, in the State of Oregon and County of Klamath, free of encumbrances except as of record and as specifically set forth herein:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**

This property is free of encumbrances, EXCEPT:

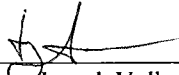
**SEE EXHIBIT "B" WITH EXCEPTIONS, ATTACHED HERETO AND MADE A PART HEREOF**

The true consideration for this transfer consists of **\$0.00 (zero dollars)** and for the benefit of the Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.

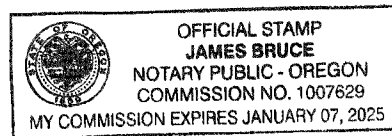
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE OF THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


IN WITNESS WHEREOF, the Grantor has executed this instrument on the 18th day of March 2024.

  
\_\_\_\_\_  
Denney Joseph Vullo

STATE OF OREGON   )  
County of Clackamas   ) ss.

This instrument was acknowledged before me on March 18, 2024, by Denney Joseph Vullo.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 1/7/25

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Government Lot 16, Section 10, Township 36 South, Range 11 East of the Willamette Meridian, lying South of Sprague River, in the County of Klamath, State of Oregon.

**EXHIBIT "B"**  
**EXCEPTIONS**

Subject to:

1. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded October 31, 1958, in Deed Volume 305 at page 543, Records of Klamath County, Oregon.
2. Rights of Governmental bodies in and to that portion of the herein described property lying below normal high water mark of the Sprague River.
3. Easement for roadway and utilities along exterior 30 feet of Lot 16, as disclosed by Bargain & Sale Deed dated March 10, 1973, recorded August 6, 1973, in Book M-73 at page 10129, Microfilm Records, from E. Tharalson & Lane Duncan to Nimrod Park Inc.
4. Restriction contained in Bargain & Sale Deed dated June 20, 1974, recorded July 8, 1974, in Book M-74 at page 8313, from Nimrod Park, Inc. to George Pondella, Jr.