

2024-002197

Klamath County, Oregon



00326385202400021970020025

03/22/2024 02:55:52 PM

Fee: \$87.00

**WARRANTY DEED -- STATUTORY FORM**

**Grantors: FRANK CAPUTO and DONNA JANE CAPUTO**

**Grantee: FRANK CAPUTO, Trustee**

**After recording return to:**

**FRANK CAPUTO, Trustee  
3520 Tadena SW  
Albany, OR 97231**

**Address for tax statements:**

**FRANK CAPUTO, Trustee  
3520 Tadena SW  
Albany, OR 97231**

**Consideration:** The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

**FRANK CAPUTO and DONNA JANE CAPUTO, Grantors, convey and warrant to FRANK CAPUTO, Trustee of the FRANK CAPUTO Revocable Living Trust dated September 14, 2000, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:**

Lot 4 in Block 4 of Tract No. 1052 Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Also beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 89°41'20" West 180.85 feet to the Southwest corner of said Lot 4; thence South 0°18'40" West 200 feet, more or less, to a point on a line 5.0 feet Northerly of the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North 1°03'43" East 70 feet, more or less, to the point of beginning.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

**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, AND 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 THE 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.

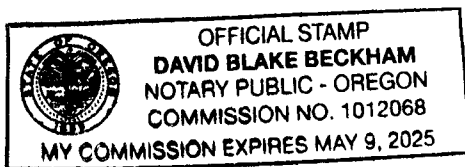
Dated this 26<sup>th</sup> day of February, 2024.


  
FRANK CAPUTO

  
DONNA JANE CAPUTO

STATE OF OREGON )  
County of Linn ) ss. Feb 26, 2024.

Personally appeared the above-named **FRANK CAPUTO** and **DONNA JANE CAPUTO** and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My Commission expires: 5-9-25