



2024-003172
Klamath County, Oregon
04/26/2024 08:37:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric L. Spengler

5010 N. Bitterbrush Dr.

Boise, ID 83703

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

Eric L. Spengler

5010 N. Bitterbrush Dr.

Boise, ID 83703

File No. 627500AM

STATUTORY WARRANTY DEED

Margie F. Bocchi, Trustee of the Leo J. Bocchi Testamentary Family Trust,

Grantor(s), hereby convey and warrant to

Eric L. Spengler,

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:

Parcel 1 of Land Partition 32-22, filed August 9, 2023, instrument number 2023-6755, Klamath County, Oregon, being a Replat of Parcel 1 of Land Partition 79-132, situated in the SE¼ of Section 22, the NW¼ and NE¼ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is \$85,000.00.

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 25 day of April, 2024.

Leo J. Bocchi Testamentary Family Trust

By: Margie F. Bocchi
Margie F. Bocchi, Trustee

State of Oregon} ss.
County of Klamath}

On this 25 day of April, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Margie F. Bocchi known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Leo J. Bocchi Testamentary Family 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.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

