



2024-004995
Klamath County, Oregon
06/21/2024 08:54:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Bertocchi and Jenette Bertocchi

1860 Gabriel Way

Medford, OR 97501

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

Mark Bertocchi and Jenette Bertocchi

1860 Gabriel Way

Medford, OR 97501

File No. 637953AM

STATUTORY WARRANTY DEED

Daniel J. Duran and Cheryl W. Duran, as Trustees of the Duran Family Trust, dated May 7, 2007,
Grantor(s), hereby convey and warrant to

Mark Bertocchi and Jenette Bertocchi, as Tenants by the Entirety,

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 887, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, 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 \$30,500.00.

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 June, 2024.

Duran Family Trust

By: Daniel J. Duran

Daniel J. Duran, Trustee

By: Cheryl W. Duran

Cheryl W. Duran, Trustee

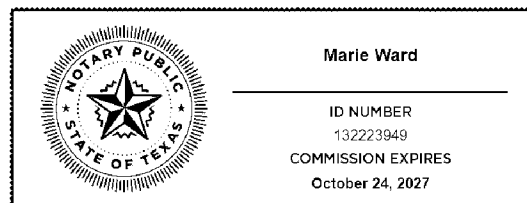
State of Texas } ss.
County of Brazoria }

On this 19th day of June, 2024, before me, Marie Ward, a Notary Public in and for said state, personally appeared Daniel J. Duran and Cheryl W. Duran known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Duran 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.

Marie Ward

Notary Public for the State of Texas »
Residing at: Brazoria County, TX
Commission Expires: 10/24/2027



Electronically signed and notarized online using the Proof platform.