



2024-007020

Klamath County, Oregon

08/13/2024 11:43:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Peter Colacino and Cathleen Colacino

7571 Cannon Ave.

Klamath Falls, OR 97603

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

Peter Colacino and Cathleen Colacino

7571 Cannon Ave.

Klamath Falls, OR 97603

File No. 642629AM

STATUTORY WARRANTY DEED

Kelley C. Gelderman, Successor Trustee of the Victor L. Creed and Marilyn E. Creed Joint Revocable Trust,

Grantor(s), hereby convey and warrant to

Peter Colacino and Cathleen Colacino, 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:

A portion of Lots 33 and 34 Piedmont Heights, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 34, Piedmont Heights, thence North 00°27' West 30.00 feet to a point;

thence West 60.00 feet to the true point of beginning of this description; thence continuing West 125 feet to a point thence South 00°27' East 130.00 feet to a point in the North line of Cannon Avenue; thence East along said North line of Cannon Avenue a distance of 125.00 feet; thence North 00°27' West 130.00 feet to a point of beginning.

The true and actual consideration for this conveyance is \$330,000.00.

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:

Real property taxes due, if any, but not yet payable

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 9 day of August, 2024.

Victor L. Creed & Marilyn E. Creed Joint Revocable Living Trust

By: Kelley C. Gelderman
Kelley C. Gelderman, successor trustee

State of California } ss
County of San Joaquin }

On this 9 day of August, 2024, before me, S.F. Torres
a Notary Public in and for said state, personally appeared Kelley C. Gelderman, Successor Trustee of the Victor L. Creed and Marilyn E. Creed Joint Revocable Living Trust known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S.F. Torres
Notary Public for the State of California
Residing at: San Joaquin County
Commission Expires: 6/15/2025

