

**00332478202400072350040048****08/19/2024 01:55:44 PM****Fee: \$97.00****UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Gary Giarretto
37150 Modoc Point Rd.
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Law Office of Holly Anne Gibbons, LLC
P.O. Box 700
Waldport, OR 97394

STATUTORY WARRANTY DEED

Gary Giarretto, also known as Gary M. Giarretto, "Grantor," conveys and warrants to Gary M. Giarretto, Trustee of the Gary M. Giarretto Living Trust, dated June 28, 2018, and any amendments thereto, "Grantee," in the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A, which is made a part hereof by this reference.

SUBJECT TO: All liens, encumbrances, conditions and restrictions of record or otherwise discoverable in the public records of any governmental agency, and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property, continued as specifically set forth herein:

See Exhibit B, which is made a part hereof by this reference.

The true and actual consideration for this conveyance represents a distribution from grantor to grantee for estate planning purposes, and the true and actual consideration stated in terms of dollars is none.

The liability and obligations of the Grantor for breach of any covenant or warranty of title hereunder shall not exceed the amount of title insurance coverage (right of indemnification) available to Grantor under any title insurance policies, or if there be more than one such policy, the aggregate amount available to the Grantor. It is the intention of the Grantor to preserve any existing title insurance coverage. However, nothing herein contained shall be deemed to have relieved the Grantor of any liability hereunder with respect to which Grantor has, or but for this exception would have, a right of indemnification under any such policy of title insurance.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: this 17th day of June, 2024

SIGNED: Gary Giarretto
Gary Giarretto, Grantor

STATE OF OREGON)
) ss.
COUNTY OF LINCOLN)

On the 17th day of June, 2024, personally appeared Gary Giarretto and acknowledged the foregoing instrument to be his voluntary act.

Elizabeth Raven
NOTARY PUBLIC FOR OREGON

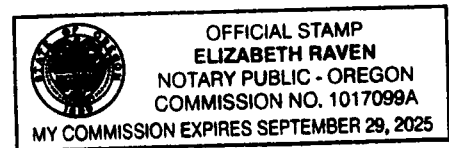


Exhibit A
LEGAL DESCRIPTION

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of the Agency Lake Loop Road, said point being North 01° 39' 21" East 1005.08 feet and South 89° 47' 28" West 30.02 feet from the South ¼ corner of said Section 6; thence South 89° 47' 28" West 593.06 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Easterly right-of-way line of the Modoc Point Road; thence South 00° 15' 30" West along said right-of-way 237.66 feet to a 5/8" iron pin; thence North 89° 44' 16" East 587.28 feet to a 5/8" iron pin on the Westerly right-of-way line of said Agency Lake Loop Road; thence North 01° 39' 21" East 237.23 feet to the point of beginning, with bearings based on the survey map of Minor Land Partition No. 15-88. Property also described as Parcel 3 of Land Partition 15-88.

Exhibit "B"

The 2019-2020 Taxes: A lien not yet due or payable.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

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| Granted To: | The California Oregon Power Company |
| Recorded: | September 27, 1939 |
| Volume: | 124, page 511, Deed Records |