



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Melinda M. Pomi
10340 Yonna Dr.
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Melinda M. Pomi
10340 Yonna Dr.
Bonanza, OR 97623
File No. 642220AM

STATUTORY WARRANTY DEED

Phillip E. Orella and Martha L. Orella, as Trustees of the Orella Family Revocable Living Trust dated January 4, 2024,

Grantor(s), hereby convey and warrant to

Melinda M. Pomi,

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 tract of land situated in Government Lot 3, being the NW1/4 of the SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Government Lot 3, said point being South 00°05'06" East, 900.00 feet from the brass cap monument marking the West quarter corner of said Section 31, thence South 89°55'49" East, 484.00 feet, thence North 00°05'06" West, 343.16 feet, thence South 89°57'09" East, 792.41 feet to the East line of said Government Lot 3, thence South 00°31'12" East, 40.00 feet, thence North 89°57'09" West, 560.29 feet, thence South 00°31'12" East, 724.00 feet to the South line of said Government Lot 3; thence North 89°57'09" West, 721.92 feet to the Southwest corner of said Government Lot 3, thence North 00°05'06" West, 420.99 feet to the point of beginning.

EXCEPTING THEREFROM that portion laying in the county road Yonna Drive

The true and actual consideration for this conveyance is \$334,000.00.
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 6th day of September, 2024

Phillip E. Orella and Martha L. Orella, as Trustees of the Orella Family Revocable Living Trust dated January 4, 2024

Phillip E. Orella
Phillip E. Orella, Trustee
Martha L. Orella
Martha L. Orella, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Sonoma
County of Sonoma

On September 6, 2024 before me, Kelly J. Clark, Notary Public,
(Insert name and title of the officer)

personally appeared Phillip E. Orella and Martha L. Orella, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

