

2024-008289

Klamath County, Oregon

09/20/2024 03:39:02 PM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Riley J. MacGraw
Larsen MacGraw, LLP
827 Alder Creek Drive, Suite C
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

No Change.

STATUTORY WARRANTY DEED

GREGORY P. BACIOCCO and CHRISTINA M. BACIOCCO, as “Grantors,” hereby convey and warrant unto GREGORY P. BACIOCCO and CHRISTINA M. BACIOCCO, trustees of the BACIOCCO FAMILY TRUST dated September 11, 2024, as “Grantee,” all of their right, title and interest in and to that certain real property located in Klamath County, Oregon, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit “A” attached hereto and by this reference incorporated herein and made a part hereof.

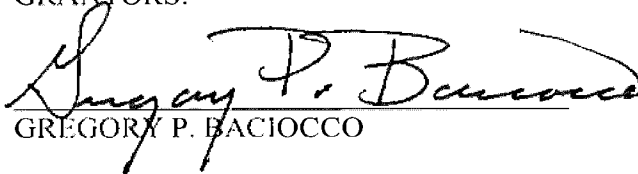
The consideration for this transfer zero dollars (\$0).

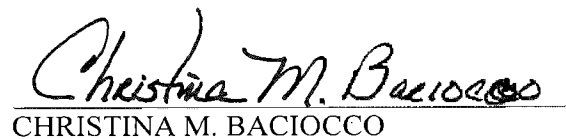
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective this September 11, 2024.

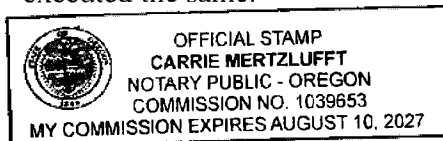
GRANTORS:



GREGORY P. BACIOCCO


CHRISTINA M. BACIOCCO

STATE OF OREGON)
) ss.
County of Jackson)

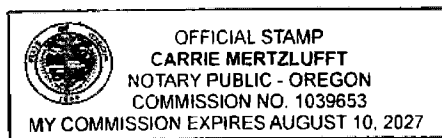
On this September 11, 2024, before me, the undersigned Notary Public in and for said State, personally appeared GREGORY P. BACIOCCO, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public for the State of Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On this September 11, 2024, before me, the undersigned Notary Public in and for said State, personally appeared CHRISTINA M. BACIOCCO, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon

EXHIBIT A
PROPERTY DESCRIPTIONS

Parcel 1: APN 451727.

Lot 9 in Block 12 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: APN 883842

Lot 539 of Running Y Resort, Phase 5, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.