



2024-009017
Klamath County, Oregon
10/16/2024 10:06:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jared Keith Estrada and Bailey C. Estrada
14923 Clover Creek Rd.
Klamath Falls, OR 97601

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

Jared Keith Estrada and Bailey C. Estrada
14923 Clover Creek Rd.
Klamath Falls, OR 97601

File No. 651534AM

STATUTORY WARRANTY DEED

Barbara J. Naccarati, or their Successors, as Trustees of the Naccarati Living Trust u/a dtd. May 11, 2001,

Grantor(s), hereby convey and warrant to

Jared Keith Estrada and Bailey C. Estrada, 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:

Parcel 1, Land Partition No. 7-00 a Tract of land situated in the SE1/4 NW1/4 and NE1/4 NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$365,000.00.

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:

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: October 15, 2024

Naccarati Living Trust

Barbara J. Naccarati
BY: Barbara J. Naccarati, Trustee

State of Oregon } ss.
County of Klamath }

On this 15 day of October, 2024, before me, Lisa Legget-Weatherby
a Notary Public in and for said state, personally appeared Barbara J. Naccarati known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Naccarati Living 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon »
Residing at: Klamath County
Commission Expires: 9/27/2027

