

2024-010386

Klamath County, Oregon

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00336264202400103860030036

This: 12/02/2024 12:08:19 PM

Fee: \$92.00

Recording Office

**After recording return to:** ORS 205.234(1)(c)

Milton E. Gifford, PC

P. O. Box 247

Cottage Grove, OR 97424

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Warranty Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Robert Zuvich and Betty Diane Zuvich

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Robert D. Zuvich and Betty D. Zuvich, trustees or their successors in trust under the Robert D. Zuvich & Betty D. Zuvich Living Trust, dated April 8, 2022.

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 0

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

Betty D. Zuvich, Trustee

1525 N. 19th St.

Cottage Grove, OR 97424

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:**

2022-004758

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Robert Zuvich and Betty Diane Zuvich to correct legal description

previously recorded in book and page , or as fee number 2022-004758 ."

WARRANTY DEED

04/14/2022 10:27:43 AM

Fee: \$82.00

ROBERT ZUVICH and BETTY DIANE ZUVICH, 1525 N. 19th St., Cottage Grove, OR 97424, Grantors, convey and warrant to ROBERT D. ZUVICH and BETTY D. ZUVICH, trustees or their successors in trust under the ROBERT D. ZUVICH & BETTY D. ZUVICH LIVING TRUST, dated April 8, 2022, 1525 N. 19th St., Cottage Grove, OR 97424, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Northeast one-quarter, Northwest one-quarter, Northwest one-quarter and West one-half, Northwest one-quarter, Northeast one-quarter, Northwest one-quarter lying North of Highway #58, Section 19, Township 25 South, Range 8 East Willamette Meridian, Klamath County, Oregon..

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

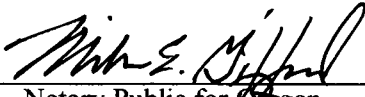
Date this April 8, 2022.

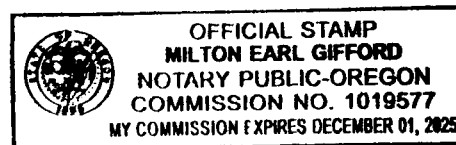
  
ROBERT ZUVICH

  
BETTY DIANE ZUVICH

STATE OF OREGON, County of Lane ) ss.

Personally appeared the above named ROBERT ZUVICH and BETTY DIANE ZUVICH, and acknowledged the foregoing instrument to be their voluntary act and deed this April 8, 2022.

Before me:   
Notary Public for Oregon



WARRANTY DEED

After recording return to:  
Milton E. Gifford, P.C.  
P.O. Box 247  
Cottage Grove, OR 97424  
Until a change is requested, all tax statements  
shall be sent to the following address:  
ROBERT D. ZUVICH and  
BETTY D. ZUVICH, trustees  
1525 N. 19th St.  
Cottage Grove, OR 97424

**Exhibit "A"**

Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter lying North of Highway #58, and West one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter lying North of Highway #58, in Section 19, Township 25 South, Range 8 East Willamette Meridian, Klamath County, Oregon. (Account No. 160596 and Account No. 160596)