



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Craig Allen Fleck & Colette Marie Fleck, Trustees  
of the Fleck Family Living Trust, uad March 10,  
2023

1620 Ridgecrest Dr.

Klamath Falls, OR 97601

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

Craig Allen Fleck & Colette Marie Fleck, Trustees  
of the Fleck Family Living Trust, uad March 10,  
2023

1620 Ridgecrest Dr.

Klamath Falls, OR 97601

File No. 661492AM

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### STATUTORY WARRANTY DEED

**Randy D. Bocchi and Suzanne E. Bocchi, Trustees of the Randy D. Bocchi and Suzanne E. Bocchi Trust,**

Grantor(s), hereby convey and warrant to

**Craig Allen Fleck & Colette Marie Fleck, Trustees of the Fleck Family Living Trust, uad March 10, 2023,**

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:

**Lots 41 and 42 of Tract 1482, Skyridge Estates Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3809-026DD-03900**

**3809-026DD-04000**

**The true and actual consideration for this conveyance is \$630,000.00.**



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: December 19, 2024


Randy D. Bocchi and Suzanne E. Bocchi Trust

By:   
Randy D. Bocchi, Trustee  
By:   
Suzanne E. Bocchi, Trustee

State of Oregon} ss.  
County of Klamath}

On this 19 day of December, 2024, before me, Jenny Brazil a Notary Public in and for said state, personally appeared Randy D. Bocchi and Suzanne E. Bocchi, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Randy D. Bocchi and Suzanne E. Bocchi Trust, and acknowledged to me that 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026

