



2024-011235
Klamath County, Oregon
12/31/2024 09:06:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan A. Bocchi and Janel D. Bocchi

6510 S. 6th St. Suite 119

Klamath Falls, OR 97603

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

Ryan A. Bocchi and Janel D. Bocchi

6510 S. 6th St. Suite 119

Klamath Falls, OR 97603

File No. 657053AM

STATUTORY WARRANTY DEED

Robert F. Mest, Jr., an undivided one half interest and Bradford J. Aspell and Susan E. Aspell, Trustees of the Bradford J. and Susan E. Aspell Family Trust, uid May 13, 2021, an undivided one half interest,

Grantor(s), hereby convey and warrant to

Ryan A. Bocchi and Janel D. Bocchi,

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

Lot 14 and Lot 13 Except the North 10 feet thereof, Block 5 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2

The North 10 feet of Lot 13, Block 5 of Dixon Addition to the City of Klamath Falls, 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:

3809-028DC-04100

The true and actual consideration for this conveyance is \$500,000.00.

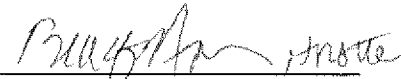
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 18, 2024

The Bradford J. and Susan E. Aspell Family Trust


Bradford J. Aspell, Trustee

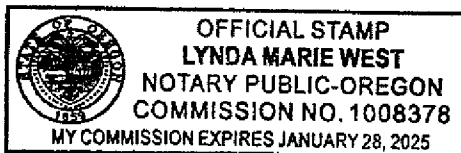

Susan E. Aspell, Trustee


Robert F. Mest Jr.

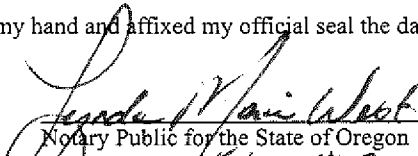
State of Oregon} ss.
County of Klamath}

On this 20 day of December, 2024, before me, a Notary Public in and for said state, personally appeared Bradford J Aspell and Susan E Aspell, Trustees of the Bradford J and Susan E Aspell Family Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bradford J and Susan E Aspell Family Trust, uid May 13, 2021, 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.

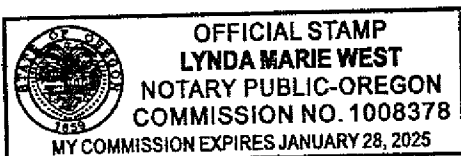


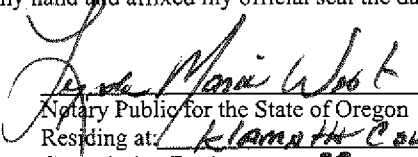
State of Oregon} ss.
County of Klamath}


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 1-28-25

On this 20 day of December, 2024, before me, a Notary Public in and for said state, personally appeared Robert F Mest, Jr., known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same.

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: 1-28-25