

2025-001181

Klamath County, Oregon



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02/20/2025 01:12:11 PM

Fee: \$87.00

**WARRANTY DEED -- STATUTORY FORM**

**Grantors: FRANK CAPUTO and DONNA J. CAPUTO, Trustees**

**Grantees: MICHAEL D. DEDERA and JODI L. DEDERA, Trustees**

Returned at Counter

**After recording return to:**

**MICHAEL D. DEDERA, Trustee  
JODI L. DEDERA, Trustee  
39092 Groshong Road NE  
Albany, OR 97321**

**Address for tax statements:**

**MICHAEL D. DEDERA, Trustee  
JODI L. DEDERA, Trustee  
39092 Groshong Road NE  
Albany, OR 97321**

**Consideration:** The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.


**FRANK CAPUTO and DONNA J. CAPUTO, Trustees of the FRANK CAPUTO Revocable Living Trust dated September 14, 2000, Grantors, convey and warrant to MICHAEL D. DEDERA and JODI L. DEDERA, Trustees of the MICHAEL and JODI DEDERA Revocable Living Trust dated June 3, 2021, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:**


**All of the Grantor's undivided interest in the following (139964 Pine Creek Loop, Crescent Lake, Oregon):**

Lot 4 in Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Southeast corner of Lot 4, Block 4 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon; thence North 89 degrees 41 minutes 20 seconds West 180.85 feet to the Southwest corner of said Lot 4; thence South 0 degrees 18 minutes 40 seconds West 200 feet, more or less, to a point on a line 5.0 feet Northerly on the North bank of Crescent Creek; thence Northeasterly along a line 5.0 feet Northerly of said bank to its intersection with the East line of section 18, Township 24 South, Range 7, E.W.M.; thence North 1 degree 03 minutes 43 seconds East 70 feet, more or less, to the point of beginning.

**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, AND 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 THE 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.**

  
FRANK CAPUTO, Trustee of the FRANK  
CAPUTO Revocable Living Trust dated  
September 14, 2000

  
DONNA J. CAPUTO, Trustee of the FRANK  
CAPUTO Revocable Living Trust dated  
September 14, 2000

Personally appeared the above-named **FRANK CAPUTO and DONNA J. CAPUTO, Trustees of the FRANK CAPUTO Revocable Living Trust dated September 14, 2000**, and acknowledged the foregoing instrument to be their voluntary act and deed.

