



2025-001462

Klamath County, Oregon

02/28/2025 01:56:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ronald M. Romero and Diana L. Romero

811 Pine Grove Rd.

Klamath Falls, OR 97603

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

Ronald M. Romero and Diana L. Romero

811 Pine Grove Rd.

Klamath Falls, OR 97603

File No. 666564AM

STATUTORY WARRANTY DEED

Robert Connelly, as Trustee of the Robert Connelly Revocable Trust, dated July 7, 2009 and Christine Connelly, as Trustee of the Christine Connelly Revocable Trust, dated July 7, 2009, each as to an undivided 50% interest.,

Grantor(s), hereby convey and warrant to

Ronald M. Romero and Diana L. Romero, 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:

Lot 1 in Block 2 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$525,000.00.

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: February 14, 2025

Robert Connelly Revocable Trust, dated July 7, 2009

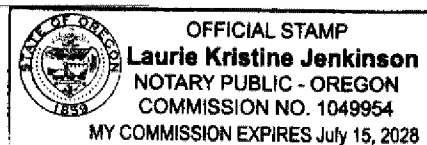
By: [Signature]
Robert Connelly, as Trustee

State of Oregon } ss.
County of Lane }

On this 26th day of February, 2025, before me, Laurie Kristine Jenkinson a Notary Public in and for said state, personally appeared Robert Connelly known or ~~identified to me~~ to be the person whose name is subscribed to the foregoing instrument as Trustee of the Robert Connelly Revocable Trust, dated July 7, 2009 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Eugene, Oregon
Commission Expires: 2/14/2025 @ July 15, 2028



Christine Connelly Revocable Trust, dated July 7, 2009

By: Christine Connelly
Christine Connelly, as Trustee

State of Oregon } ss.
County of Lane }

On this 26th day of February,
2025, before me, Laurie Kristine Jenkinson a Notary Public in and for said state,
personally appeared Christine Connelly known and identified to me to be the person whose name is subscribed
to the foregoing instrument as Trustee of the Christine Connelly Revocable Trust, dated July 7, 2009, 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.

Laurie Kristine Jenkinson
Notary Public for the State of Oregon
Residing at: Eugene, Oregon
Commission Expires: 2/14/2025 @ July 15, 2028

