

Returned at Counter

2025-003740  
Klamath County, Oregon



00341978202500037400010015

05/19/2025 03:25:18 PM

Fee: \$82.00

After Recording, Return To:  
Scott Dalton and Lyvia Camerino  
2690 Marin Avenue  
Berkley, CA 94708

Mail Tax Statements To:  
Scott Dalton and Lyvia Camerino  
2690 Marin Avenue  
Berkley, CA 94708

STATUTORY WARRANTY DEED

Scott David Dalton, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO SCOTT D. DALTON and LYVIA N. CAMERINO, as trustees of THE DALTON-CAMERINO FAMILY TRUST, U/A dated March 20, 2025, the GRANTEES, as joint tenants with right of survivorship, and not as tenants in common, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 1 in Block 4 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file of the County Clerk of Kamath County, Oregon.

Map/Tax: 3809-032BD-08600/474409

More commonly known as 85 High Street, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None") for estate planning purposes.

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.

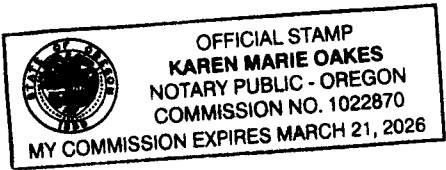
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 19 day of May, 2025.

Scott David Dalton

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of May, 2025, by Scott David Dalton.



NOTARY PUBLIC  
My Commission Expires: 3/21/26