



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006724

Klamath County, Oregon

08/01/2025 01:00:01 PM

Fee: \$92.00

After recording return to:

Brooke Geaney and Bradley Anderson

14915 Clover Creek Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Brooke Geaney and Bradley Anderson

14915 Clover Creek Rd.

Klamath Falls, OR 97601

File No. 1013001

STATUTORY WARRANTY DEED

Barbara J. Naccarati, or successors, as Trustee of the Naccarati Living Trust U/A DTD, May 11, 2001, Grantor(s), hereby convey and warrant to

Brooke Geaney and Bradley Anderson with right of survivorship,

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:

A tract of land situated in the SE1/4 NW1/4 and NE1/4 NW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of Land Partition 7-00; thence South 00°03'47" East a distance of 289.79 feet; thence South 43°31'59" West a distance of 349.82; thence North 46°39'23" West a distance of 200.02 feet; thence North 43°33'08" East a distance of 560.36 feet, to the point of beginning.

The true and actual consideration for this conveyance is \$185,000.00.

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: August 1, 2025

Naccarati Living Trust

By: Barbara J. Naccarati, Trustee
Barbara J. Naccarati, Trustee

State of Oregon } ss.
County of Klamath }

On this 1 day of August, 2025, before me,
Julie Vanleuven, a Notary Public in and for said state, personally appeared
Barbara J. Naccarati, known or identified to me to be the person whose name is subscribed to the
foregoing instrument as trustee of the Naccarati Living Trust, and acknowledged to me that she 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: Klamath Falls OR
Commission Expires: 10-30-2027

