2006-015412 Klamath County, Oregon





After recording return to: Robert L. Coyle, Jr. and Carol Coyle 2547 Buhne St Eureka, CA 95501

Until a change is requested all tax statements shall be sent to the following address: Robert L. Coyle, Jr. and Carol Coyle 2547 Buhne St Eureka, CA 95501

File No.: 7021-860281 (DMC) Date: July 25, 2006 THIS SPACE 08/01/2006 08:18:17 AM Fee: \$26.00

## STATUTORY WARRANTY DEED

Craig Cosentino and Pamela Cosentino as tenants by the entirety, Grantor, conveys and warrants to Robert L. Coyle, Jr. and Carol Coyle as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 1093, TRACT 1422, RANCHVIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

- The 2006-2007 Taxes, a lien not yet payable.
- 2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$450,000.00. (Here comply with requirements of ORS 93.030)

APN: 889965

## Statutory Warranty Deed - continued

File No.: **7021-860281 (DMC)**Date: **07/25/2006** 

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 28 day of JUC Craig Cosenting	)	Pamela Coser	ntino (100	nt
STATE OF California	)			
County of Schama	)ss. )			
This instrument was acknowledged to by Craig Cosentino and Pamela C	pefore me on this 🖄 C <b>osentino</b> .	8 day of $30$	3	, 20 <u>06</u>
	Dero	. ^ ^	***************************************	
TRINA MILLER COMM. #1617893 m	Notary Public	c for California		

My commission expires: Nov. 1, 2009