



2006-025613

Klamath County, Oregon



00012013200600256130050052

12/29/2006 03:23:49 PM

Fee: \$41.00

MTC777295H

After recording return to:

John R. Duran

PO Box 660

Keno, OR 97627

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

John R. Duran

PO Box 660

Keno, OR 97627

Escrow No. MT77729-SH

Title No. 0077729

SWD

## STATUTORY WARRANTY DEED

**Adolfo Pizano and Susan Pizano, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **John R. Duran**, 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 12, and the East 1/2 of Lot 13, in Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$20,000.00**.

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.

44-

Page 2 - Statutory Warranty Deed - Signature/Notary Page  
Escrow No. MT77729-SH

Dated this 28 day of December, 2006

x Adolfo Pizano Andrade  
Adolfo Pizano Andrade

SIGNED IN COUNTERPART

Susan Pizano

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2006 by Adolfo Pizano and Susan Pizano.

See Attached Acknowledgment

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

Unofficial Copy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

Imperial } ss.

On 12-28-06

Date

before me,

Elizabeth Sandoval

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

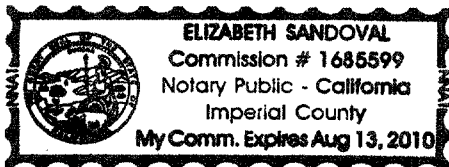
personally appeared

Adolfo Pizarro Andrade

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Sandoval  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document:

Statutory Warranty Deed

Document Date:

12-28-06

Number of Pages:

2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**

Top of thumb here



MT77729SH

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Dated this 28 day of Dec, 2006

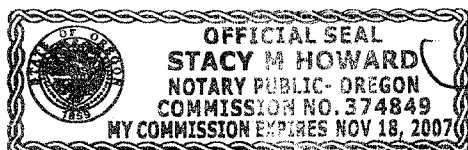
X 5

Adolfo Pizano

Susan Pizano  
Susan Pizano

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 28 2006 by ~~Adolfo Pizano and~~ Susan Pizano.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

Unofficial Copy