

THIS SPACE RESI

2007-009350

Klamath County, Oregon



00023106200700093500010018

05/23/2007 03:18:06 PM

Fee: \$21.00

MT79046-KR

After recording return to:

Scott A. Beery

10015 SW 40th Avenue

Portland, OR 97219

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

Scott A. Beery

10015 SW 40th Avenue

Portland, OR 97219

Escrow No. MT79046-KR

Title No. 0079046

SWD

STATUTORY WARRANTY DEED

Paul Pirio and Karen Pirio, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Scott A. Beery and Heidi M. Beery, 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 6 Tract No. 1327, OLD FORT ESTATES, 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 **\$229,000.00**.

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.

Dated this 21 day of May, 2007

Paul Pirio

Karen Pirio

STATE OF CALIFORNIA

COUNTY OF Orange ss.

On May 21, 2007 before me, Hanh Van Le, Notary Public personally appeared Paul Pirio and Karen Pirio ~~personally known to me~~ (or 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 executed the same in authorized capacity(ies), and that by signatures(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.

Signature

