

MTL 82646-SH



THIS SPACE

2008-009223

Klamath County, Oregon



00048654200800092230030033

06/23/2008 03:47:08 PM

Fee: \$31.00

After recording return to:

EMERIO LANDEROS

4408 ARTHUR STREET

KLAMATH FALLS, OR

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

EMERIO LANDEROS

4408 ARTHUR STREET

KLAMATH FALLS, OR

Escrow No. MT82646-SH

Title No. 0082646

SWD-EM

### STATUTORY WARRANTY DEED

**MICHAEL RYAN ROUTT and BRYAN MATTHEW ROUTT**, Grantor(s) hereby convey and warrant to **EMERIO LANDEROS**, 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 57 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

\*R.

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 **\$86,000.00**.

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. 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.

\$31.00

Dated this \_\_\_\_\_ day of \_\_\_\_\_.

X Michael Routt  
MICHAEL RYAN ROUTT

X Bryan Routt  
BRYAN MATTHEW ROUTT

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2008 by MICHAEL RYAN ROUTT and BRYAN MATTHEW ROUTT.

\_\_\_\_\_  
(Notary Public)

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

Notary Public  
See Attached

## ACKNOWLEDGMENT

State of California

County of Santa Cruz

On June 19, 2006 before me, Chauncy Roehrs Notary Public  
(insert name and title of the officer)

personally appeared Bryan Matthew Routt and Michael Ryan Routt,  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Chauncy Roehrs

(Seal)

