

MT 84388

THIS SPACE

2009-003937

Klamath County, Oregon



03/18/2009 03:33:21 PM

Fee: \$26.00

After recording return to:

RICHARD E. RICO

2244 MARIE LANE

EUGENE, OR 97408

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

RICHARD E. RICO

2244 MARIE LANE

EUGENE, OR 97408

Escrow No. MT84388-SH

Title No. 0084388

SWD

STATUTORY WARRANTY DEED

FLORIAN COSTA CORPACIU and RUXANDRA COSTA CORPACIU, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD E. RICO,** 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 28 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, 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 **\$410,000.00.**

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.

26amt

Dated this 12 day of MARCH, 2009

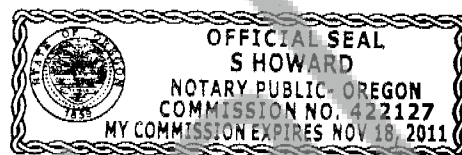
[Signature]
FLORIAN COSTA CORPACIU

X [Signature]
RUXANDRA COSTA CORPACIU

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 12, 2009 by FLORIAN COSTA CORPACIU.

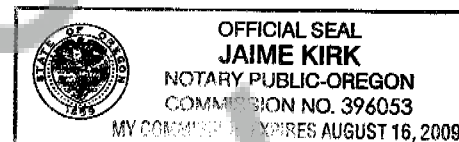
[Signature: S Howard]
(Notary Public for Oregon)
My commission expires Nov 18, 2011



State of Oregon
County of MULTNOMAH

This instrument was acknowledged before me on 3/13, 2009 by RUXANDRA COSTA CORPACIU.

[Signature: Jaime Kirk]
(Notary Public for Oregon)
My commission expires 08/16/2009



Unofficial Copy