

After recording return to:

EDWARD ALANIZ

6414 TEAL DR.

BONANZA, OR 97623

2009-011287

Klamath County, Oregon



00071465200900112870020027

08/21/2009 03:29:36 PM

Fee: \$26.00

EDWARD ALANIZ

6414 TEAL DR.

BONANZA, OR 97623

Escrow No. MT85569-LW

Title No. 0085569

SWD

STATUTORY WARRANTY DEED

DONNA ROMINE, Grantor(s) hereby convey and warrant to **EDWARD ALANIZ**, 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 13 in Block 45 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2**, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$0.00**.

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.

Dated this 20th day of Aug, 2009

Donna Romine
DONNA ROMINE

State of _____
County of _____

This instrument was acknowledged before me cc, 2009 by DONNA ROMINE.

SEE ATTACHED

(Notary Public for _____)

26AmT

ACKNOWLEDGEMENT

State of: California

County of: Tuolumne

On August 20, 2009, before me Christina M. Corbell, Notary Public, personally appeared Donna Romine 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

Christina M Corbell
Signature of Notary Public

