

2009-012067

Klamath County, Oregon



00072394200900120670030033

09/09/2009 03:07:12 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Andrew G. Basurto and Ilya Genell
Basurto
2565 S. Bascom Avenue #252
Campbell, CA 95008

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

Andrew G. Basurto and Ilya Genell
Basurto
2565 S. Bascom Avenue #252
Campbell, CA 95008

File No.: 7021-1454127 (DMC)

Date: August 11, 2009

STATUTORY WARRANTY DEED

Alan Hubert and Vicki Hubert, husband and wife, Grantor, conveys and warrants to **Andrew G. Basurto and Ilya Genell Basurto as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

F31.

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 7 day of September, 2009.

Alan Hubert
Alan Hubert

Vicki Hubert
Vicki Hubert

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of September, 2009
by **Alan Hubert and Vicki Hubert.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHWESTERLY 10 FEET OF LOT 9, AND THE NORTHEASTERLY 40 FEET OF LOT 10, BLOCK 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED A FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF MONCLAIRE STREET 10 FEET IN A NORTHEASTERLY DIRECTION FROM THE MOST SOUTHERLY CORNER OF LOT 9, BLOCK 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND RUNNING IN A NORTHWESTERLY DIRECTION PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 9, 100 FEET TO THE WESTERLY LINE OF LOTS 9 AND 10 IN SAID BLOCK 11, 50 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH THE LINE BETWEEN SAID LOTS 9 AND 10, 100 FEET TO THE WESTERLY LINE OF MONCLAIRE STREET; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF MONCLAIRE STREET, 50 FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, A TRIP OF LAND 6 FEET IN WIDTH OFF THE NORTHWESTERLY END OF THE ABOVE DESCRIBED TRACT TO BE USED AS AN ALLEY.