

NTC 85941-DS

2009-012920

Klamath County, Oregon

THIS SPACE R



09/30/2009 03:23:58 PM

Fee: \$37.00

After recording return to:

ALEJANDRO REY

96 Eulalona Court

Klamath Falls, OR 97601

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

ALEJANDRO REY

96 Eulalona Court

Klamath Falls, OR 97601

Escrow No. MT85941-DS

Title No. 0085941

SWD

### STATUTORY WARRANTY DEED

ALBERT BONOTTO, Grantor(s) hereby convey and warrant to ALEJANDRO REY and CLAUDIA R. REY, 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:

Lots 18 and 19, Block 12, ELDORDO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
EXCEPTING THEREFROM the West 25 feet of said Lot 18.

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 \$208,000.00.

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.

Dated this 29<sup>th</sup> day of September, 2009

ALBERT BONOTTO

by, ANDREA MCCART, HIS ATTORNEY IN FACT

State of Oregon

County of Klamath

This instrument was acknowledged before me on Sept 29, 2009 by ANDREA MCCART, AS ATTORNEY IN FACT FOR ALBERT BONOTTO.

(Notary Public for Oregon)

My commission expires

8/21/10



37AMT