

2009-013013

Klamath County, Oregon



00073536200900130130020026



After recording return to:
Robert Thomas Melton and Elisa
Rebecca Melton
5135 Hickory Lane
Klamath Falls, OR 97601

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

Robert Thomas Melton and Elisa
Rebecca Melton
5135 Hickory Lane
Klamath Falls, OR 97601

File No.: 7021-1452316 (DMC)

Date: August 11, 2009

THIS SPACE R

10/02/2009 03:22:04 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Alejandro D. Henriques and Leanne M. Henriques, as tenants by the entirety, Grantor, conveys and warrants to **Robert Thomas Melton and Elisa Rebecca Melton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 33 in Tract 1416 - THE WOODLANDS, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$225,000.00**. (Here comply with requirements of ORS 93.030)

542-

APN: R890984

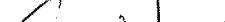
Statutory Warranty Deed
- continued

File No.: 7021-1452316 (DMC)
Date: 08/11/2009

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 1 day of October, 2009

Alejandro D. Henriques



Leanne M. Henriques

STATE OF Oregon)
)ss.
County of Klamath, Benton)

This instrument was acknowledged before me on this 1 day of October, 2009
by **Alejandro D. Henriques and Leanne M. Henriques.**

Notary Public for Oregon

My commission expires: 6/28/2013

