

2009-016255

Klamath County, Oregon



00077348200900162550030036

12/30/2009 11:18:39 AM

Fee: \$47.00



THIS SPACE F

After recording return to:

Donald Montemarano

~~2220 Vine Street~~

~~Klamath Falls, OR 97601~~

PO Box 850
San Carlos, CA 94070

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

Donald Montemarano

~~2220 Vine Street~~

~~Klamath Falls, OR 97601~~

File No.: 7021-1506204 (ALF)

Date: December 02, 2009

STATUTORY WARRANTY DEED

The Conservator of the Estate of Donald Lee Mitchell, a protected person and Carolyn D. Strout, Grantor, conveys and warrants to Donald Montemarano and Joseph Montemarano, not as tenants in common but with full rights of survivorship , 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 569, BLOCK 115, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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.

The true consideration for this conveyance is **\$23,000.00**. (Here comply with requirements of ORS 93.030)

47-

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 30 day of December, 20 09.

Carolyn D Strout
Carolyn D Strout

The Conservator of the Estate of Donald Lee Mitchell, a protected person

Andrew B Mitchell, Conservator

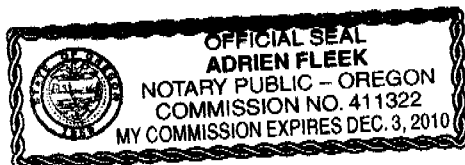
STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 30 day of December, 20 09
by **Conservator of Estate of Donald Mitchell and Carolyn D Strout.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10



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 _____ day of _____, 20____.

Carolyn D Strout

The Conservator of the Estate of Donald Lee
Mitchell, a protected person

Andrew B. Mitchell - Conservator
Andrew B Mitchell, Conservator

STATE OF Utah)
Oregon)
County of Salt Lake)ss.
Klamath)

This instrument was acknowledged before me on this 23rd day of December, 2009
by **Conservator of Estate of Donald Mitchell and Carolyn D Strout.**

KTB

Utah
Notary Public for Oregon
My commission expires: 6-22-11

