

NOT 86422-KR



After recording return to:

Rene A. Pena

2525 Eberlien Ave

Klamath Falls, OR 97601

THIS SPAC

2010-000031

Klamath County, Oregon



00077470201000000310010012

01/04/2010 03:21:32 PM

Fee: \$37.00

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

Rene A. Pena

2525 Eberlien Ave

Klamath Falls, OR 97601

Escrow No. MT86422-KR

Title No. 0086422

SWD

### STATUTORY WARRANTY DEED

**Ryan M. Leveque and Kasandra A. Leveque, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Rene A. Pena and Ashley A. Pena, 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:

#### LEGAL DESCRIPTION

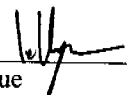
The Westerly 37 feet of Lot 1 in Block 2 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

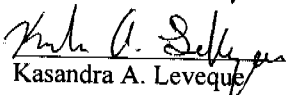
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$104,900.00**.

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 31<sup>st</sup> day of December, 2009

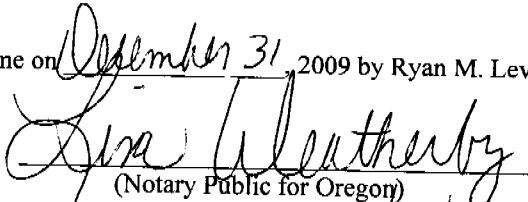
  
Ryan M. Leveque

  
Kasandra A. Leveque

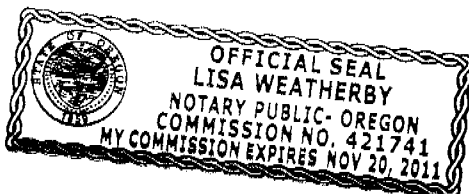
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 31, 2009 by Ryan M. Leveque and Kasandra A. Leveque.

  
(Notary Public for Oregon)

My commission expires 11/20/2011



37amt