

2010-002022

Klamath County, Oregon



00079721201000020220020029

02/08/2010 03:04:02 PM

Fee: \$42.00



After recording return to:
Efrain A. Montana
7290 LaHinch Ct
Gilroy, CA 95020

Until a change is requested all tax statements
shall be sent to the following address:
Efrain Montana and Adriana Villarreal
7290 Lahinch Ct
Gilroy, CA 95020

File No.: OFS-3373319 (LMP)

Date: October 21, 2009

1489335

THIS SPACE

STATUTORY SPECIAL WARRANTY DEED

Efrain Montana, an unmarried man and Adriana Villarreal, an unmarried woman all as Joint Tenants, Grantor, conveys and specially warrants to Efrain A. Montana and Adriana A. Villarreal, Husband and Wife, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

This property is free from liens and encumbrances, EXCEPT: NONE

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 \$. (Here comply with requirements of ORS 93.030)

F42-

APN:

Statutory Special Warranty Deed
- continuedFile No.: OFS-3373319 (LMP)
Date: 10/21/2009

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 27th day of JAN, 2010.


EFRAIN A. MONTANA


ADRIANA A. VILLARREAL

STATE OF CA)
County of SANTA CLARA) ss.

This instrument was acknowledged before me on this 27th day of JAN, 2010
by EFRAIN A. MONTANA and ADRIANA A. VILLARREAL on behalf of the


STEVE CHASE
Notary Public
for STATE OF CA
My commission expires: 3.9.11

