

UTC 87642-LW

THIS SPACE



2010-005901

Klamath County, Oregon



00084246201000059010010010

05/13/2010 03:43:24 PM

Fee: \$37.00

After recording return to:

DAVID GONZALES

4302 EL CERRITO WAY

KLAMATH FALLS, OR 97603

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

DAVID GONZALES

4302 EL CERRITO WAY

KLAMATH FALLS, OR 97603

Escrow No. MT87642-LW

Title No. 0087642

SWD r.012910

STATUTORY WARRANTY DEED

PAUL M. PINTO and SANDRA M. PINTO, as tenants by the entirety, Grantor(s) hereby convey and warrant to DAVID GONZALES and SANDRA GONZALES, 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:

Lot 11 in Block 25 of Tract 1194, TENTH ADDITION TO SUNSET VILLAGE, 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 \$240,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12th day of May, 2010

Paul M. Pinto
PAUL M. PINTO

BY: Sandra M. Pinto
SANDRA M. PINTO, HIS ATTORNEY IN FACT

Sandra M. Pinto
SANDRA M. PINTO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 12, 2010 by SANDRA M. PINTO FOR HERSELF AND FOR PAUL M. PINTO AS HIS ATTORNEY IN FACT



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

37Amf