## **2010-007405 Klamath County, Oregon**





After recording return to: Alexander F Pellico and Rebecca S Ladue - Pellico 7864 Jani Court NE Keizer, OR 97303

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

Alexander F Pellico and Rebecca S

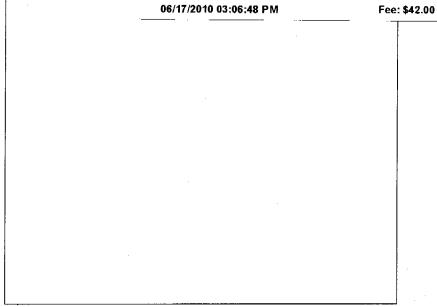
Ladue - Pellico

7864 Jani Court NE

Keizer, OR 97303

File No.: 7064-1575080 (MG) Date: May 17, 2010

1st 1575080



## STATUTORY WARRANTY DEED

THIS SPACE

Samuel Grippi and Robin Grippi, who acquired title as Robin Frank, not as tenants in common, but with the right of survivorship, Grantor, conveys and warrants to Alexander F Pellico and Rebecca S Ladue - Pellico, husband and wife, 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 10, BLOCK 1, TRACT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 \$70,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7064-1575080 (MG)**Date: **05/17/2010** 

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 $\frac{20}{MAY}$ day of $\frac{MAY}{N}$	, 20 <u>/0</u> .
Samuel Grippi	Robin Grippi
STATE OF Oregon ) )ss. County of Klamath PESCHUTES)	
This instrument was acknowledged before by <b>Samuel Grippi and Robin Grippi</b> .	me on this <u>Zo</u> day of <u>MAY</u> , 20 <u>/o</u>
OFFICIAL SEAL  M K GREEN  NOTARY PUBLIC-OREGON  COMMISSION NO. 429525  COMMISSION EXPIRES JULY 18, 2012	Notary Public for Oregon My commission expires: 7-18-2012