

After recording return to:
ROBERT R. RICHEY

5057 Bryant Ave.
Klamath Falls, OR 97603

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

ROBERT R. RICHEY

5057 Bryant Ave.
Klamath Falls, OR 97603

Escrow No. MT87991-DS

Title No. 0087991

SWD r.012910

THIS SPAC

2010-008437 Klamath County, Oregon



07/40/0040 44 45 55		
<u>07/13/2010</u> 11:4 <u>5:50 A</u> M	 	Fee: \$52.00

## STATUTORY WARRANTY DEED

DANA M. CALISE and GREGORY C. CALISE and PETER A. CALISE and GINA M. STALSBERG and MARY T. PERSICHETTI and MARY T. PERSICHETTI AND STEPHEN J. PERSICHETTI, CO-TRUSTEES OF THE ESTHER A. CALISE TESTAMENTARY TRUST FOR THE BENEFIT OF GRANDCHILDREN, ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG and GINA M. STALSBERG, AS CUSTODIAN FOR ALEXA STALSBERG AND GRANT STALSBERG UNDER THE OREGON UNIFORM TRANSFER TO MINORS ACT, Grantor(s) hereby convey and warrant to ROBERT R. RICHEY and ELIZABETH L. RICHEY, 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:

W1/2 of Lots 31 and 32 of YALTA GARDENS, according to the official plat thereof on file I the office of the County Clerk Klamath County, Oregon.

## THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$129,900.00.



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, 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 day of 9. 10.  DANA M. CALISE	
GREGORY C. CALISE	. 0
PETER A. CALISE	
GINA M. STALSBERG	
MARY T. PERSICHETTI	
THE ESTHER A. CALISE TESTAMENTARY TRUST FOR THE STALSBERG AND GRANT STALSBERG, CHILDREN OF GIN BY:  MARY T. PERSICHETTI, TRUSTEE  BY:  STEPHEN J. PERSICHETTI, TRUSTEE	
GINA M. STALSBERG, AS CUSTODIAN FOR ALEXA STALS GINA M. STALSBERG	BERG AND GRANT STALSBERG, CHILDREN OF
BY:	DONITA R CABALLERO  Notary Public  State of Washington
State of LIA County of Clark	My Commission Expires July 17, 2011
This instrument was acknowledged before me on July 9  WHATA C. (Notary Public)	, 2010 by DANA M. CALISE. ABALLEKO

My commission expires 17, 2011

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 9 day of July 2010.
DANA M. CALISE
CREGORY'C. CALISE  Notary Public - State Date 8, 2019  COmmission # DD 739829  Bonded Through National Notary Assn.
PETER A. CALISE
GINA M. STALSBERG
MARY T. PERSICHETTI
THE ESTHER A. CALISE TESTAMENTARY TRUST FOR THE BENEFIT OF GRANDCHILDREN, ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG
BY:
BY:STEPHEN J. PERSICHETTI, TRUSTEE
GINA M. STALSBERG, AS CUSTODIAN FOR ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG
BY: GINA M. STALSBERG, AS CUSTODIAN
State of Torida County of Alachua
This instrument was acknowledged before me on
This instrument was acknowledged before me on
My commission expires

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 $\frac{9^{th}}{}$ day of ${}$ July ${}$ 2010.
DANA M. CALISE
GREGORY C. CALISE
PETER A. CALISE
GINA M, STALSBERG
MARY T. PERSICHETTI
THE ESTHER A: CALISE TESTAMENTARY TRUST FOR THE BENEFIT OF GRANDCHILDREN, ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG
EY: MARY/T. PERSICHETYI, TRUSTEE
BY: STEPHEN J. PERSICHETTI, TRUSTEE
GINA M. STALSBERG, AS CUSTODIAN FOR ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG
BY: GDA M. STALSBERG, AS CUSTODIAN
State of <u>ÛYCUTY</u> County of Washington
This instrument was acknowledged before me on
PERSICHETTI, CO TRUSTEES OF THE ESTHER A. CALISE TESTAMENTARY TRUST FOR THE BENEFIT OF GRANDCHILDREN, ALEXA STALSBERG AND GRANT STALSBERG, CHILDREN OF GINA M. STALSBERG and GRANT STALSBERG AND GINA M. STALSBERG, AS CUSTODIAN FOR ALEXA STALSBERG AND GRANT STALSBERG UNDER THE OREGON UNIFORM TRANSFER TO MINORS ACT.

Heal Bruthart
(Notary Public)

My commission expires Aug. 27, 2012

OFFICIAL SEAL **LEAH BURKHART** 

NOTARY PUBLIC-OREGON COMMISSION NO. 431970 MY COMMISSION EXPIRES AUG. 27, 2012