

NOT 87880

2010-008514

Klamath County, Oregon

<p>ordAfter recording return to:</p> <p>Matt J. Rich Nancy L. Rich 33475 Row River Road Cottage Grove, OR 97424</p> <p>Until a change is requested, all tax statements shall be sent to the following address:</p> <p>Same as Above</p>
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07/15/2010 11:53:57 AM

Fee: \$37.00

Order Number: 36639

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Matthew Charles Mariani and Jamey Lynn Mariani**, <sup>who acquired title as Jamey Linn Mariani</sup> **as tenants by the entirety** Grantors convey and warrant to **Matt J. Rich and Nancy L. Rich, as tenants by the entirety**, Grantees the following described real property free of encumbrances except as specifically set forth herein:

**Lot 34 of DIAMOND PEAKS, TRACT NO. 1355 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): **887021**

Map/Tax Lot No(s): **2407-007D0-09900-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030.)

**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.**

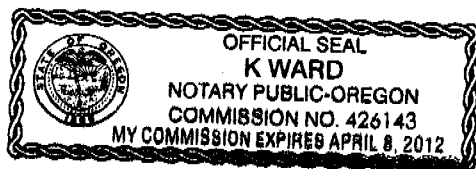
Executed this 13 day of July, 2010

Matthew Charles Mariani Jamey Lynn Mariani  
Matthew Charles Mariani Jamey Lynn Mariani

State of Oregon, County of Clackamas ss.

This instrument was acknowledged before me on this 13 day of July, 2010 by **Matthew Charles Mariani and Jamey Lynn Mariani**

Notary Public for Oregon  
My commission expires: 4-8-12



37 Amt