

NJC 88941-KR

THIS SPACE

2010-013467

Klamath County, Oregon



00093197201000134670010012

11/22/2010 11:17:58 AM

Fee: \$37.00

After recording return to:

Justin M. Jannicelli

636 Nosler Street

Klamath Falls, OR 97601

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

Justin M. Jannicelli

636 Nosler Street

Klamath Falls, OR 97601

Escrow No. MT88941-KR

Title No. 0088941

SWD r.012910

STATUTORY WARRANTY DEED

Walter E. Dotson, Jr. and Linda L. Dotson Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996, Grantor(s) hereby convey and warrant to **Justin M. Jannicelli and Stacy Lynn Jannicelli, 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:

Lots 21 and 22 in Block 19 of BUENA VISTA ADDITION to the City of Klamath Falls, 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 **\$93,000.00**.

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 18th day of November, 2010.

Walter E. Dotson, Jr. and Linda L. Dotson Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996

BY: [Signature] Co-Trustee

Walter E. Dotson, Jr., Co-Trustee

BY: [Signature] Co-Trustee

Linda L. Dotson, Co-Trustee



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov. 18, 2010 by Walter E. Dotson, Jr. and Linda L. Dotson Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996.

[Signature]
(Notary Public for Oregon)

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